



**Regular Council Meeting Agenda
Tuesday, June 16, 2026 at 6:30 PM Council Chambers**

Page

1. CALL TO ORDER

2. LAND ACKNOWLEDGEMENT

We would like to acknowledge that the District of Logan Lake is located on the traditional unceded territories of the Nlaka'pamux, Secwepemc and Syilx Nations on whose traditional territories, we live, we learn, we play, and we do our work. We acknowledge that the historical relationship to the land and territories of these peoples continues to this day.

3. ADOPTION OF AGENDA AND LATE ITEMS

- (a) June 16, 2026 Regular Council Agenda

4. ADOPTION OF MINUTES

- (a) Minutes of June 2, 2026
[Regular Council - 02 Jun 2026 - Minutes - Pdf](#)

5 - 8

5. DELEGATIONS/PRESENTATIONS

- (a) Presentation from Dylan Houlihan, Community Planner, Urban Systems: Official Community Plan and Zoning Bylaw Update.

6. NEW BUSINESS

- (a) District of Logan Lake: 2025 Annual Municipal Report
(1) Submissions and Questions from the Public.
(2) Consideration and Acceptance of the Annual Municipal Report.
[2025 Annual Municipal Report](#)
- (b) Proposed Expression of Interest (EOI-2026-02) for the Redesign of the

9 - 82

83 - 88

Meadow Creek Golf Course Clubhouse.
[Golf Course Clubhouse Architectural EOI-2026-02](#)

7. CORRESPONDENCE FOR ACTION

- (a) Ltr. 186 - Jeff Topham, Tournament Capital & Events Coordinator, City of Kamloops, regarding 2028 Canadian National Disc Golf Championship Bid. 89
[2028 Canadian National Disc Golf Championships Bid](#)

8. CORRESPONDENCE FOR INFORMATION ONLY

- (a) Ltr. 170 - Philip Perras regarding A Warning to Municipalities: False Independence, Special Advisors, and Local Democracy. 90 - 96
[Ltr. 170 - A Warning to Municipalities: False Independence, Special Advisors, and Local Democracy](#)
- (b) Ltr. 177 - Darryl Culley, President of Emergency Management Group, regarding services and capabilities that support municipalities. 97 - 99
[Ltr. 177 - Emergency Management Group](#)
- (c) Ltr. 179 - Sarah Weber, President of C3 Alliance, regarding Invitation to the 13th Annual Resource Breakfast Series September 15 - 17, 2026. 100
[Ltr. 179 - Invitation to the 13th Annual Resource Breakfast Series](#)
- (d) Ltr. 183 - Birgit Schmidt, Intergovernmental Relations Secretariat, regarding 2026 Union of British Columbia Municipalities (UBCM) Convention meeting request deadline. 101
[Ltr. 183 - UBCM Meeting Request](#)

9. REPORTS

MAYOR

COUNCILLOR'S

COMMITTEE'S

- (a) Committee of the Whole Recommendations

ADMINISTRATION

- (a) Administrative report from the Chief Administrative Officer regarding Ironstone Ridge Subdivision - Phase 4A Award Recommendation. 102 - 105
[Ironstone Ridge Subdivision - Phase 4A Award Recommendation](#)
[992-608-DoLL-Recommendation of Award](#)

- (b) Administrative report from the Director of Corporate Affairs regarding General Local Election 2026 - Appointment of Chief and Deputy Chief Election Officer and Public Information Session. 106 - 114
[General Local Election 2026 - Appointment of Chief and Deputy Chief Election Officer](#)
[Election Procedures Bylaw No. 832, 2018 \(c\)](#)
[Allison Habkirk Short Bio](#)

10. RESOLUTIONS PERTAINING TO DELEGATIONS

11. BYLAWS

- (a) District of Logan Lake Official Community Plan Bylaw No. 963, 2026. 115 - 209
Recommendation
THAT the District of Logan Lake Official Community Plan Bylaw No. 963, 2026, be given first and second readings;
AND THAT staff be directed to schedule a Public Hearing for the proposed bylaw and provide notice in accordance with the Local Government Act and the District's established public notice practices.
[District of Logan Lake Official Community Plan Bylaw No. 963, 2026](#)
- (b) District of Logan Lake Zoning Bylaw No. 964, 2026. 210 - 287
Recommendation
AND THAT District of Logan Lake Zoning Bylaw No. 964, 2026, be given first and second readings;
AND THAT staff be directed to schedule a Public Hearing for the proposed bylaw and provide notice in accordance with the Local Government Act and the District's established public notice practices.
[District of Logan Lake Zoning Bylaw No. 964, 2026](#)

12. CONSIDERATION OF LATE ITEMS

13. NOTICE OF MOTION

14. QUESTION PERIOD

15. NOTICE TO PROCEED TO IN CAMERA

- (a) Notice to proceed to an InCamera meeting pursuant to the requirements of the *Community Charter* pertaining to the following:
- 90(1)(e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality; and 90(2)(b) the consideration of information received and held in confidence relating to negotiations (i)between the municipality

Regular Council

and a provincial government or the federal government, or both, or between a provincial government or the federal government, or both, and a third party.

Note that this meeting is closed to the public.

16. REPORTS FROM IN CAMERA

17. ADJOURNMENT



MINUTES

Regular Council Meeting

Tuesday, June 2, 2026 - 6:30 PM
Council Chambers

PRESENT: Mayor Smith; Councillor Chong; Councillor Hart; Councillor Martell; Councillor McNeely; Councillor Montgomery; and Councillor Youd

LATE: None

ABSENT: None

ADMINISTRATION: Laurel Grimm, Director of Corporate Affairs; Colin Forsyth, Director of Finance; Mel Bohmer, Director of Public Works and Recreation; and Doug Wilson, Fire Chief

PUBLIC: 2 members

1. CALL TO ORDER

Mayor Smith called the meeting to order at 6:30 p.m.

2. LAND ACKNOWLEDGEMENT

Mayor Smith opened the meeting with a Land Acknowledgement.

3. ADOPTION OF AGENDA AND LATE ITEMS

a) June 2, 2026 Regular Council Agenda

129-2026

Moved by Councillor Chong

Seconded by Councillor Montgomery

THAT the agenda for the June 2, 2026 Regular Council Meeting be adopted as amended by adding Late Item #1 Administrative Report from the Director of Public works regarding Toro Greens Mower Purchase for Meadow Creek Golf Course under 9. Consideration of Late Items.

CARRIED

130-2026

Moved by Councillor Chong

Seconded by Councillor Montgomery

THAT the agenda for June 2, 2026 Regular Council Meeting be adopted as amended by adding Late Item #2 Discussion Regarding Fireworks on Canada Day under 9. Consideration of Late Items.

CARRIED

4. ADOPTION OF MINUTES

- a) Minutes of May 19, 2026

131-2026

Moved by Councillor Martell

Seconded by Councillor Hart

THAT the minutes of the Regular Council Meeting that was held on May 19, 2026 be adopted as circulated.

CARRIED**5. CORRESPONDENCE FOR ACTION**

- a) Ltr. 163 - Randy Spyksma, Forsite, regarding Logan Lake Community Forest Corporation (LLCFC) board member recommendations.

132-2026

Moved by Councillor Martell

Seconded by Councillor Hart

THAT Council approve the appointment of Mike Anderson and Colin Parkinson as board members of the Logan Lake Community Forest Corporation Board.

CARRIED**6. CORRESPONDENCE FOR INFORMATION ONLY**

- a) Ltr. 147 - Mayor Ross Siemens, City of Abbotsford, regarding Provincial Sales Tax Expansion.
- b) Ltr. 158 - Founder Raj Khanuja, National Dental Care Day, regarding October 10, 2026 as National Dental Care Day.
- c) Ltr. 161 - Mayor Dean Murdock, The Corporation of the District of Saanich, regarding BC Local Government Climate Action Program (LGCAP) - Funding Continuation.
- d) Ltr. 162 - Mayor Ryan Windsor, The Corporation of the District of Central Saanich, regarding Request for Dedicated Provincial Funding to Support Municipalities that Achieve Provincially Mandated Housing Targets.

7. REPORTS**MAYOR**

Mayor Smith reported on the following:

- Look West Initiative virtual session.
- ATV British Columbia virtual session on June 7, 2026.
- Thompson-Nicola Regional District Alternative Approval Process communications are being distributed.
- Logan Lake Community Forest meeting on June 10, 2026.

COUNCILLOR'S

N/A

COMMITTEE'S

N/A

8. BYLAWS

- a) Meadow Creek Golf Course Food, Beverage and Retail Operations Fees and Charges Bylaw No. 961, 2026 for reconsideration and adoption.

133-2026

Moved by Councillor Youd

Seconded by Councillor McNeely

THAT the Meadow Creek Golf Course Food, Beverage and Retail Operations Fees and Charges Bylaw No. 961, 2026 be reconsidered and adopted.

CARRIED

- b) Fees and Charges Amendment Bylaw No. 962, 2026 for reconsideration and adoption.

134-2026

Moved by Councillor Martell

Seconded by Councillor Chong

THAT the Fees and Charges Amendment Bylaw No. 962, 2026 be reconsidered and adopted.

CARRIED**9. CONSIDERATION OF LATE ITEMS**

- a) Administrative Report from the Director of Public Works regarding Toro Greens Mower Purchase for Meadow Creek Golf Course which is attached to and form part of these minutes.

There was general discussion regarding the purchase of the Toro Greens Mower for the Meadow creek Golf Course.

135-2026

Moved by Councillor Chong

Seconded by Councillor Youd

THAT Council approves the purchase of a used Toro Triflex greens mower from Oak Creek Golf and Turf for \$10,860 from the General Operating Fund Surplus and amend the financial plan accordingly.

CARRIED

- b) Discussion Regarding Fireworks for July 1, 2026.

There was general discussion regarding fireworks on July 1st. Council highlighted that 2026 is expected to have abnormally dry conditions with ongoing drought, the increasing risk of spot fires, and negative affects on pets in the community. Fireworks is not recommended. Council recently adopted a bylaw prohibiting the use of fireworks.

136-2026

Moved by Councillor Montgomery

Seconded by Councillor Youd

THAT Council allocate \$10,000 for fireworks for July 1st and amend the financial plan accordingly.

In Favour: Councillor Montgomery and Councillor Youd

Opposed: Mayor Smith, Councillor Chong, Councillor Hart, Councillor Martell, and Councillor McNeely

DEFEATED. 2-5 on a RECORDED VOTE

10. NOTICE OF MOTION

N/A

11. QUESTION PERIOD

Charlie Weir, 4 Garnet Avenue, noted that their are rising water levels in the region.

12. NOTICE TO PROCEED TO IN CAMERA

a) Notice to close this portion of the meeting to the public.

137-2026

Moved by Councillor Youd

Seconded by Councillor McNeely

THAT Council proceed to an InCamera meeting pursuant to the requirements of the *Community Charter* pertaining to the following: 90(1)(b) personal information about an identifiable individual who is being considered for a municipal award or honour, or who has offered to provide a gift to the municipality on condition of anonymity.

CARRIED

13. REPORTS FROM IN CAMERA

N/A

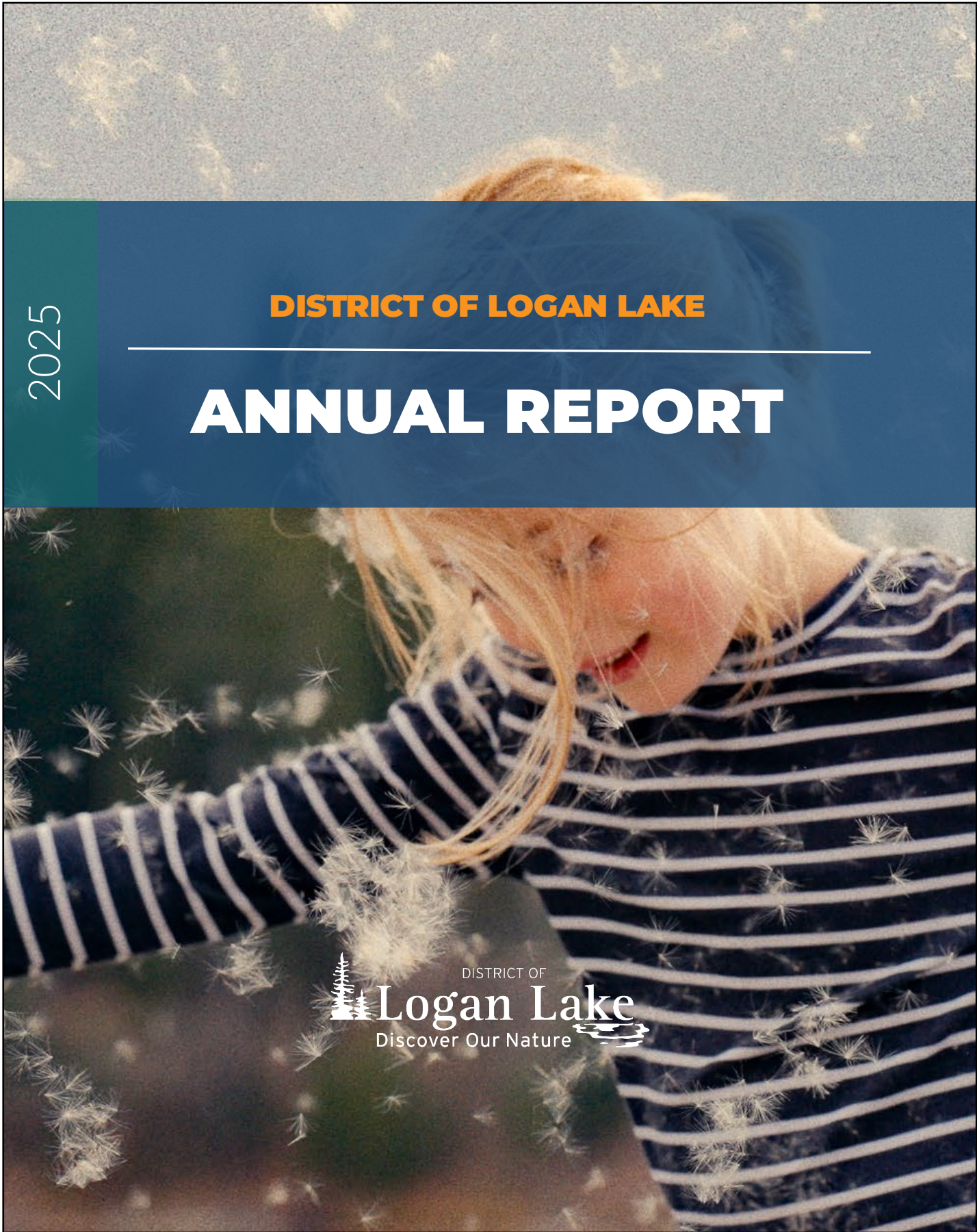
14. ADJOURNMENT

Mayor Smith adjourned the meeting at 7:08 p.m.

CERTIFIED CORRECT

Mayor (Smith)

Corporate Officer (L. Grimm)



2025

DISTRICT OF LOGAN LAKE

ANNUAL REPORT

DISTRICT OF
Logan Lake
Discover Our Nature

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MESSAGE

From the Mayor

The District of Logan Lake is pleased to present our annual report for your review, inspection and enjoyment.

Local Government Annual Reports are legislated by the Provincial Government as a transparency tool for the public to get a sense of where their Local Government is headed in terms of goals and objectives. It is meant to provide accountability to the public and we are hopeful it will accurately reflect what we've heard through our many engagement sessions and surveys over the last year.

Traditionally Local Governments have always been responsible for providing good fiscal management, as well as delivery of dependable services including water, sewer, roads, refuse and recycling removal. We're also responsible for fire protection and land use planning for residents. More recently, as local governments we find ourselves wading more deeply into so many other areas, such as Health Care, communications and most recently, housing, which have all conventionally been Provincial Government Jurisdiction.

The District of Logan Lake is responding to those responsibilities by advocating for additional funding from Government for initiatives that meet their specific criteria, however; internal resourcing is a big challenge for many small communities in accessing grants and competing with bigger centres where resourcing and staffing pressure are not as significant.

Many of the services and responsibilities that are within our traditional jurisdiction have been improved upon over the last year. We have been working to engage the community in many ways to develop our OCP (Official Community Plan) which is a significant guiding document that will outline where we are headed for land use planning purposes, along with our zoning bylaw, which will also be under review.

In 2025 the District of Logan Lake approved the re-zoning of our first affordable housing units brought forward by our Social Housing and Commercial Development committee that was designed to address the housing and develop needs of the community. We are very pleased with their progress thus far and look forward to working with them and the Province to further support community housing needs and particularly as it relates to the approval additional pressures of the MLE, which was approved in 2025.

Economically the District of Logan Lake has focused a lot on improvements to recreational facilities and access. By adding 19 campsites and a washroom facility we have fully and strategically connected the campground to the Golf Course and to the Outdoor associations groomed and professionally designed trail system that hosted their official grand re-opening this Spring. Further collaboration on regional and local trail systems improvements is underway, and we look forward to guiding documents to inform future improvements, along with our accessibility plan, which we are also working on updating.

Some other small improvements include a children's playground at the campground, surface improvements to our fenced sport courts and "beach volleyball" by request of users.

We were very pleased to accommodate a request for a new veteran's crosswalk, which has been a very welcome addition with much community support!

Reflecting on the last year we have accomplished a lot to support our invitation to “Discover Our Nature” and as we continue with the momentum we’ve built thus far, we look forward to taking you on our journey into the future of Logan Lake as we turn a corner from being a resource based community to being a destination for visitors and residents to Live, Work, Play and Visit!



Robin Smith, Mayor





MESSAGE

From the CAO

As 2025 came to a close, I found myself thinking of the year as one where Logan Lake did a great deal of groundwork, but also where that groundwork started to show up in very visible ways. Council and staff continued to work within Council's Strategic Plan while preparing for a future shaped by both opportunity and uncertainty. The update to the Official Community Plan and Zoning Bylaw was a major focus, and it asked us to look carefully at housing, growth, provincial legislation, tourism, climate resilience, First Nations engagement, and the long-term economic questions connected to Highland Valley Copper and other projects in the region.

This was also a year when the community was able to celebrate a truly meaningful recovery milestone. The reopening of the Logan Lake recreational trails and the Discover Our Trails celebration represented years of work following the Tremont Creek wildfire. The project brought together Lower Nicola Indian Band Development Corp., the Highland Valley Outdoor Association, Landmark Trailworks, the District, Logan Lake Community Forest, Recreation Sites and Trails BC, volunteers, contractors, and residents. More than a trail project, it was a reminder of what Logan Lake does best: recover together, work with partners, and turn a difficult chapter into something that will serve residents and visitors for years to come.



Tourism and community development continued to be important themes in 2025. Council supported work to refresh the tourism website and develop new photo and video assets. Smaller projects also mattered, from Copper Ridge Disc Golf improvements and Lakers Ball Field upgrades to Canada Day, the Banner Contest, Citizen of the Year and Youth Citizen of the Year, and the many community events and volunteer-led efforts that make Logan Lake feel like home. These are the things that do not always look large on paper, but they are a big part of the quality-of-life people feel every day.

The year also reminded us that local government is about more than projects. The District supported Truth and Reconciliation education, kept residents informed during changing wildfire and campfire conditions, invited input through the OCP and Community TV Access surveys, and continued to support committees, appointments, and local organizations. The work toward housing at 300 Opal Drive and the continued role of the Logan Lake Social Housing and Commercial Development Society also show how much of our future depends on partnerships and community leadership.

Looking ahead, 2026 will bring more work to turn plans into action. We will continue advancing the OCP and Zoning Bylaw update, active transportation, housing, tourism, recreation, infrastructure, and the everyday services residents depend on. I am grateful to Council for their steady direction, to staff for their professionalism and dedication, and to the volunteers, partners, businesses, and residents who continue to show up for Logan Lake. It is a privilege to work for a community that is willing to plan carefully, work hard, and still take time to celebrate.

Wade Archambault, CAO



2025 Mayor & Council



Top: Mayor Robin Smith

*Left to Right:
Councillor Nicole Montgomery,
Councillor Amber Chong, Councillor Jim McNeely, Councillor Lawrence Hart,
Councillor Peter Martell, Councillor Garry Youd*



Committees

In 2025 the District of Logan Lake struck the following Standing Committees:

1. **Executive, Policy and Relationship Building Committee, chaired by Mayor Smith.**
 - a. Mayor R. Smith
 - b. Councillor P. Martell
 - c. Councillor A. Chong

In addition, the District struck two Select Committees.

2. **Youth and Community Services Committee**
 - a. Councillor L. Hart, Chair
 - b. Councillor N. Montgomery
 - c. Councillor G. Youd
 - d. Logan Lake Wellness Health & Youth Society
 - e. Logan Lake Minor Hockey
 - f. Community Accessibility Representative

Non-voting advisory groups

- g. Non-voting Youth Representative

3. **Education and Environmental Stewardship Committee**
 - a. Councillor P. Martell, Chair
 - b. Councillor A. Chong
 - c. British Columbia Institute of Technology (BCIT)
 - d. Logan Lake Community Forest (LLCF)
 - e. Lower Nicola Indian Band (LNIB)
 - f. BC Lake Stewardship Society
 - g. Teck Highland Valley Copper (HVC)
 - h. Highland Valley Outdoor Associate (HVOA)

Non-voting advisory groups including, but not limited to:

- i. Larratt Aquatic Consulting

Liaison Appointments

In addition to serving on committees, elected officials also serve on several boards and committees for other organizations important to the District.

Thompson Nicola Regional District
 Mayor R. Smith
 (alternate Councillor L. Hart)

Northern Development Initiative Trust
 Councillor G. Youd
 (alternate Councillor L. Hart)

Thompson Nicola Regional Hospital District
 Mayor R. Smith
 (alternate Councillor L. Hart)

Logan Lake Community Forest Corporation
 Mayor R. Smith
 Councillor N. Montgomery
 Councillor J. McNeely

Wellness Action Group
 Councillor L. Hart
 Mayor R. Smith

Logan Lake Social Housing and Commercial Development Society
 Councillor J. McNeely

Logan Lake Social Housing and Commercial Development Society



The Logan Lake Social Housing and Commercial Development Society is a non-profit organization established to help address the community's housing and commercial space needs. The Society works to support the development of safe, affordable, and sustainable residential housing while also encouraging commercial development opportunities that contribute to the long-term growth and vitality of Logan Lake.

The Society's mission is to provide vibrant and thriving residential and commercial spaces that are socially and environmentally responsible, creating places that residents and businesses can be proud to call part of their community. Through collaboration with local government, community partners, and stakeholders, the Society seeks to improve housing availability, support economic development, and enhance the overall quality of life in Logan Lake.

In 2025 Council supported the societies first housing development, the Sapphire Court Duplex Development, which will consist of two thoughtfully designed units:

- **Lower Unit – Fully Accessible:** Built with universal design principles, this unit will serve residents with mobility limitations or those on fixed incomes, ensuring safety and independence through features like wide doorways, zero-step entry, and accessible bathrooms.
- **Upper Unit – Multi-Bedroom:** A spacious rental designed for families and larger households who require affordable options without compromising on quality.



Vision, Mission and Values

The Logan Lake 2023-2026 Council has defined and committed to the vision, mission and values statements. These statements are meant to guide them in the consideration of issues and decision-making on behalf of the community.

Vision

Building a community that is Environmentally Resilient, Socially Vibrant and Economically Strong.

Mission and Values

Providing progressive leadership to the citizens of Logan Lake through:

- *Accountability & Transparency*
- *Fairness & Compassion*
- *Respect & Truthfulness*
- *Progressive & Thoughtful*



2023-2026 Strategic Plan

Council met early in their term to define the goals for their term through a Strategic Plan. These goals together with progress updates are shown here.

Pursue Organizational Effectiveness		
Actions	Target Start	Updates
Initiate OCP Update <ul style="list-style-type: none"> Zoning Review 	2024 Start	<ul style="list-style-type: none"> Zoning for Secondary suites was amended into Zoning Bylaw, June 2024 Housing Needs Report (HNR) Completed, December 2024 OCP and Zoning Bylaw began with public survey's, open house and Council presentation, project completion in 2026.
Annual Review of Service Levels – Staff Capacity	Ongoing	<ul style="list-style-type: none"> 1 FTE recreation staff added in 2024. 0.4 FTE administration staff added in 2025.
Strengthen External Partnerships with Adjacent Jurisdictions and Institutions	Ongoing	<ul style="list-style-type: none"> TNRD Partnerships: <ul style="list-style-type: none"> New GIS Service agreement with TNRD Open houses and communication sent out around expanded Fire Services Agreement Fire Department continues to expand mutual aid agreements and participate in joint training opportunities
Enhance relationships with Indigenous Groups	Ongoing	2025 Initiatives: <ul style="list-style-type: none"> EPRB Committee outreach to local indigenous bands. Representative from LNIB participated on EESC.
Formalize Council Training Plan	Ongoing	All training opportunities made available to Council members as they become available and Professional Development budgets allocated for those wishing to pursue additional training opportunities
Implement Community Engagement Options	2023	<ul style="list-style-type: none"> YCSC Spearheading community engagement on projects such as ironstone park, updated to the accessibility plan, and TV Society Survey.
Records Digitization	2023 Start	<ul style="list-style-type: none"> Digital data previously stored on servers has been categorized and uploaded to cloud.
Formalize Policy/Bylaw Review Procedure	2025	<ul style="list-style-type: none"> Staff completed a “Best Practices Assessment” through the MIABC. Updates to policies now occur regularly through EPRB Committee meetings

		<ul style="list-style-type: none"> All policies now have enhanced tracking to ensure they receive review on regular intervals.
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Optimize Financial Management		
Actions	Target Start	Comments
Council Review & Approve Capital Asset Replacement Plan 5-10 Year (AMP)	2023 Start	<ul style="list-style-type: none"> Fire Department put in for a replacement for Engine 1 to be delivered by early 2027 as part of the capital vehicle replacement plan. 2025 projects related to 5-year infrastructure replacement plan: <ul style="list-style-type: none"> Topaz Ave storm upgrades and water line replacement project completion. Wastewater Lagoons fine air diffuser replacement project completed.
Negotiate Benefit Agreement with HVC	2023 Start	<ul style="list-style-type: none"> Completed a mine life transition plan in conjunction with HVC, guiding document to help with transition by 2046 at the end of MLE. Ongoing discussion around project support and letters patent update.
Approve Development Cost Charge Bylaw	2026	Guided by the OCP and Zoning Bylaw Updates which will be completed in 2026.
Annual Implementation Cemetery Development	2024 Start	<ul style="list-style-type: none"> Expanded parking area and paved the entrance area to prepare for fencing and ornamental.
Review Water Meters (Industrial, Commercial, Institutional)	2025	2026 Projects: <ul style="list-style-type: none"> Scope and Price what ICI water metering project would look like.

Promote Diversified Economic Development		
Actions	Target Start	Comments
Strategize for Future Mine Closure	November 2023	<ul style="list-style-type: none"> Living document for a Social Transition Plan completed and adopted by Council. Awaiting TECK adoption.
Promote “Discover Our Nature” <ul style="list-style-type: none"> Golf Campground Multi Use Trails (Internal/External Systems) ATV Community Access Lifestyle 	Ongoing	2025 Updates: <ul style="list-style-type: none"> New updates to the Copper Ridge Disc Golf Course. Completed the active transportation network plan (ATNP) and began work on a regional trails strategy in conjunction with community forest. Completed new campsite expansion with 14 powered and 5 unpowered sites. New washroom facility to open in 2026. Began online marketing push through website and small vignettes that highlight “Discover Our Nature” Continued refresh of District wayfinding signage.
Promote Business Growth <ul style="list-style-type: none"> Review Commercial Incentives 	2025	<ul style="list-style-type: none"> Granted a revitalization tax exemption for new solar project located on a tailings pond currently being reclaimed.
Explore “Connectivity” Options	Ongoing	<ul style="list-style-type: none"> Rogers is currently completing engineering work on line from Coquihalla down Hwy 97D with BC Hydro. Community build out to begin in 2026.
Review Tourist Accommodations Opportunities		<ul style="list-style-type: none"> Work with new ownership of the hotel accommodations on updates. Campground Master Plan calls for cabin type accommodations to be added to campground.
Review Homebased Business Opportunities <ul style="list-style-type: none"> Office Hub 		<ul style="list-style-type: none"> Expand business licensing to allow for more flexibility for home based businesses to sell some retail products from home.
Review Commercial Space Opportunities		<ul style="list-style-type: none"> Further investment opportunities post Ironstone?

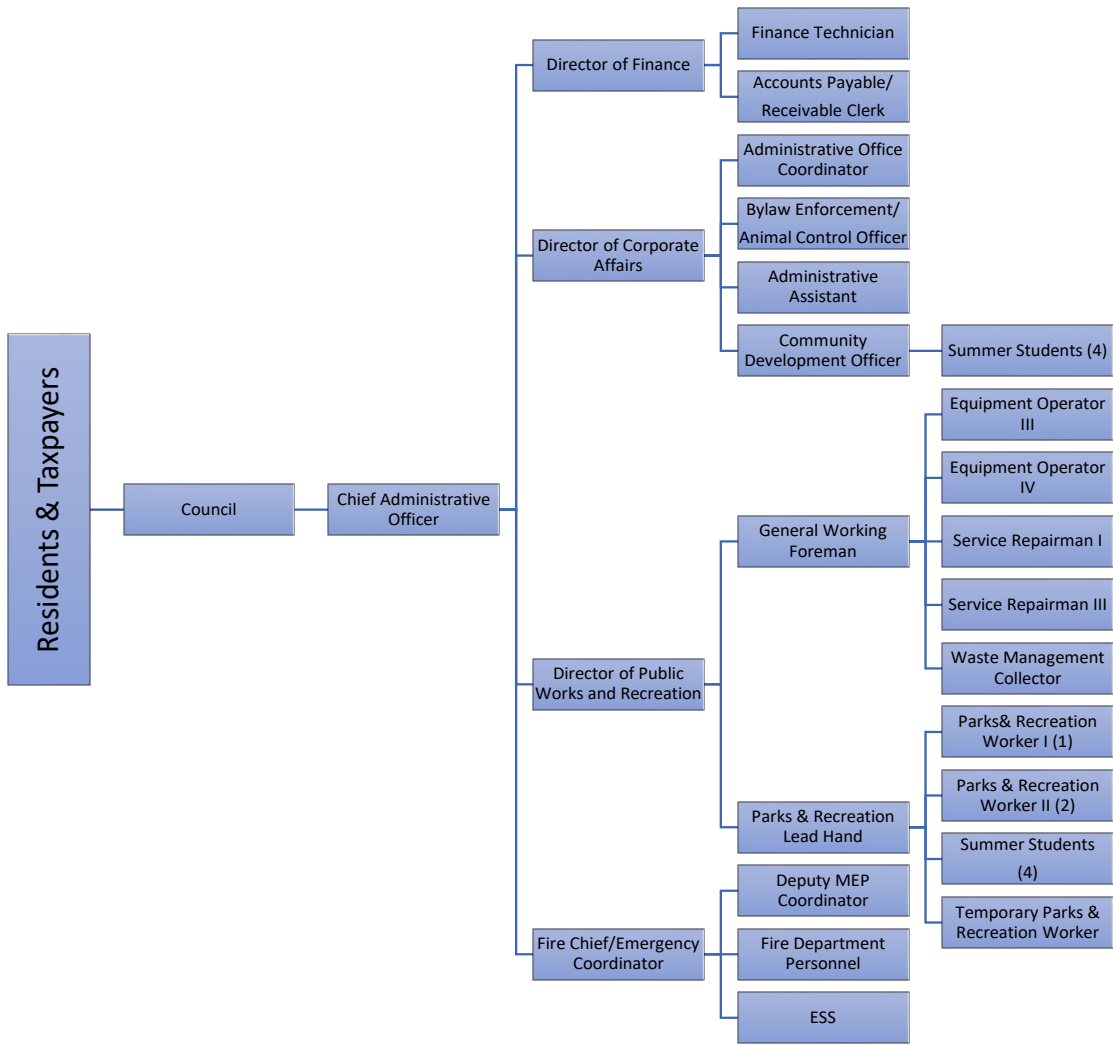
Enhance Quality of Life		
Actions	Target	Comments
Expand Fire Smart Strategy	2023 ongoing	<ul style="list-style-type: none"> Continued FireSmart mitigation work around the lake, disc golf and mimi falls area. Expanded FireSmart education with a booth at the Farmers Market and other activities throughout the community.
Review Land Development Strategy for Affordable/Social Housing (subsidized housing, multifamily & small lots). <ul style="list-style-type: none"> Needs Assessment Update 	2023 ongoing	<ul style="list-style-type: none"> Submitted a BC Housing CHF application for a 48 Unit affordable housing project at 300 Opal. Began development of a duplex build on Sapphire for the first build for the Social Housing and Commercial Development Society.
Expand Residential Land Development <ul style="list-style-type: none"> Assess Future Crown Land Acquisition for Development 	Evaluate annually	<ul style="list-style-type: none"> Ironstone Phase 4 planning began. Lakeview development as a long term project?
Review Priorities for Recreation Facilities <ul style="list-style-type: none"> Recreation Centre Skateboard Park Multi Use Courts 	Begin 2023	<ul style="list-style-type: none"> Multi-use courts resurfacing and development. Designated Tennis and Pickleball and new basketball hockey area. Beach volleyball courts developed in Maggs Park. District Staff currently working with bandshell society on new entertainment structure.
Review Need for Community Centre	2024/2025	<ul style="list-style-type: none"> Explore storage opportunities on District owned land.
Promote Stable, Long Term Health Services	Ongoing	<ul style="list-style-type: none"> Welcomed new Doctor to town. Clinic now has 1.5 in person Doctors available. Clinic services are expanding due to patient referrals. There has been many changes to clinic management but communication continues.
Review Transit Opportunities	Ongoing	<ul style="list-style-type: none"> New Transportation Society started operation in 2025 taking people in need to medical appointments or local grocery shopping.

Environment and Climate Action Adaptations		
Actions	Target	Comments
Review/Implement Energy & Emissions Plan	2024/2025	<ul style="list-style-type: none"> Updated the recreation centre with Gas Activated Heat Pumps (GAHP) system with support of a \$200,000 Fortis Grant.
Review Climate Action Plan	2026	<ul style="list-style-type: none"> Completed the Active Transportation Network Plan in 2025.





Organizational Structure



In addition to the structure above, the District has also created a municipal corporation, the Logan Lake Community Forest Corporation (LLCFC). As an independent entity, it operates at arm’s length from the Council and is governed by a Board of Directors. The Council is charged with approving policy changes to the LLCFC, and with the annual appointment of Directors to the Board. The Board is responsible for oversight of the corporation. Management of the LLCFC is contracted to Forsite Consultants Ltd.



District Services

The District provides the following services on behalf of residents.

- Building Permit review
- Business Licensing
- Dog licensing
- Bylaws
- Parks, Trails, and Recreation
- Campground Management
- Cemetery Management
- Cultural Services and Events
- Economic Development
- Emergency Support
- Emergency Preparedness/Planning
- Storm Water Management
- Facilities Management
- Gravel Pit Operation
- Water Distribution and Management
- Logan Lake Community Forest Corporation
- Logan Lake Enhancement Committee
- Recycling
- Residential and Commercial development
- Sanitary Sewer Management
- Snow Removal
- Street Lighting
- Transportation Network Planning
- Visitor Centre/Tourist Information
- Land Use Planning
- Wildfire Management
- Fire Protection/Inspection
- Garbage Collection
- Finance/Taxation
- Elections





2025 Goals and Highlights

Public Works, Parks, and Recreation

Public Works delivers many critical services that communities rely upon including the delivery of clean drinking water, collection and treatment of wastewater, road maintenance, snow removal, solid waste and recycling services and many other essential services. The Parks and Recreation Staff operate and maintain the Recreation Centre, maintain parks, irrigation systems and green the community through annual flower planting.

Some additional capital projects and highlights in 2025 included:

Public Works Projects:

- The District's water distribution system was upgraded with a chlorine injection system with a new DICE/Grundfos dosing system for Wellhouse No.2,3,4.
- Topaz Crescent infrastructure improvement project, including Watermain replacement, Storm drainage system upgrades, concrete curb and gutter and paving. As well as Acreages, Marble Court and Campground Road paving as part of the 5- year Capital Infrastructure plan was finalized and completed.
- Sapphire water and sewer services were installed to support the social housing project.
- Veterans Crosswalk was installed at the municipal office.
- Completed a gravel crushing program which filled stockpiles with winter sand, 3- inch minus and road crush materials for years to come.
- Completed the purchase of new John Deer mini excavator and pothole patching machine and topsoil screener to add to the fleet.
- Sewer fine bubble aeration diffuser system upgrades were installed and completed at the sewer lagoons in 2025.
- Invasive weed management program trial was developed and completed.
- Annual line painting program was completed.
- Sewer flushing program completed.
- Commissioned the installation of the Columbarium Wall at Whispering Pines Cemetery.

Recreation Centre Projects:

- Ice Plant Replacement and electrical upgrades completed.
- Purchased a new floor scrubber for the Recreation Center
- Energy efficiency upgrades completed including installation of gas absorption heat pump system.
- Purchased new ammonia gas detectors for the arena.

Parks and Campground:

- Tennis and pickle ball courts were resurfaced, and an additional basketball and hockey court was added.
- Ironstone playground designed, tendered, awarded and site preparations completed in November 2025. Playground installation to be completed in May 2026.
- Campground expansion project, which included 13 new powered sites, watermain extension and Interpretive trail completed in 2025., accessible washroom and septic system to be completed in 2026.
- Lakers Ball Field dug out improvements completed. Fencing to be completed in spring of 2026.
- Copper Ridge Disc golf signage and tee pad replacements were completed.
- Memorial benches are installed throughout the district parks.
- Completed installation of new beach volleyball courts in Maggs Park.



Project Planning Initiatives Undertaken in 2025:

- Active Transportation Network Planning was completed.
- Ironstone Phase III planning and design discussions got underway. Final design and tender to be completed in 2026.
- Developed a Campground Waterfront design for the boat launch area.
- Invasive weed program continued for 2026.

Planning and Development

This District continued to provide Planning and Development services in conjunction with the Thompson Nicola Regional District (TNRD). Building permits and inspections

are run through the TNRD while the zoning confirmation and approving officer duties are run through the District of Logan Lake.

The District issued a total of 11 Residential Building Permits for a total value of \$2,600,260. The development of the Ironstone Ridge Subdivision continued and the District of Logan Lake sold 5 lots in 2025. Within the community the District issued a total of 85 business licenses in 2025.

Economic Development

The Campground and Visitors Information Center 2025 season was one that was without any major interruptions. The Campground welcomed world wide travellers to the Logan Lake Community.

Visitor Information Centre (VIC)

The VIC was open for 1495.5 hours in 2025 and was visited by 5,760 people. Additionally, 1,138 people were assisted via phone, 423 over email, and 137 on social media channels. The following provides a summary of what the guests asked about and some of the services proved.

Visitor Information Requests	
Campground Info	2178
Fishing	374
Mine Information	84
Golf	306
Trails	217
Adventure Recreation	225
Shopping	174
Attractions/ Tours	163

The VIC loaned out 78 fishing rods in 2025

The VIC handed out 2656 maps

The Logan Lake Campground

The Campground had a full season without any major interruptions. From conversations by staff in the Visitors center we had 178 visitors from Europe, 28 from Asia/Australia and 89 from the States. The Campground was open for a total of 166 nights and produced revenue of \$302,023.92 which after expenses produces a profit of \$143,814.42

Highlights from the 2025 season include:

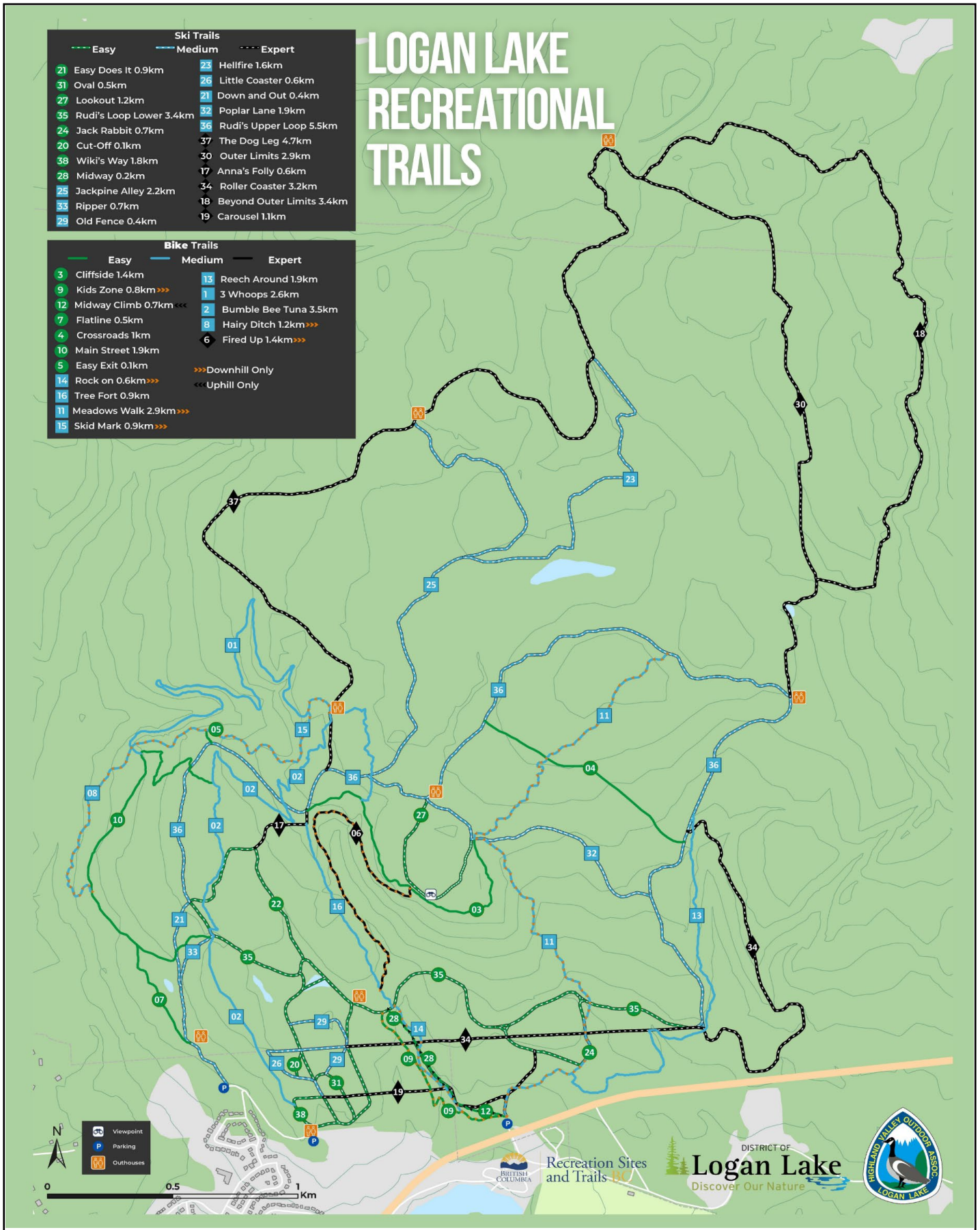
- A total of 6694 nights reserved.
- Opening of the new expansion 19 total sites on September 15th
- 31 nights sold out.
- 54 nights over 90% capacity
- Average occupancy rate of 82.30%.
- 35 Rentals of GASGAS electric mountain bikes.
- Upgrades to the campground office and increase in sundry sales.
- Campground supported the golf course through the stay and play program which handed out over 1091 golf rounds to campground visitors.



Other Community Projects and Events

On top of the Visitor Information Centre and Campground there were several other initiatives and events in 2025. The following is a list of a few of the highlights for the year.

- The Events held in the community include:
 - Polar Carnival
 - National Day for Truth and Reconciliation
 - Canada Day
 - Remembrance Day
 - Skate with Santa
 - Light up the Lake
 - Flag Raising/Citizen of the year
 - Shop Local! Logan Lake Campaign
 - Summer Bingo at the Campground



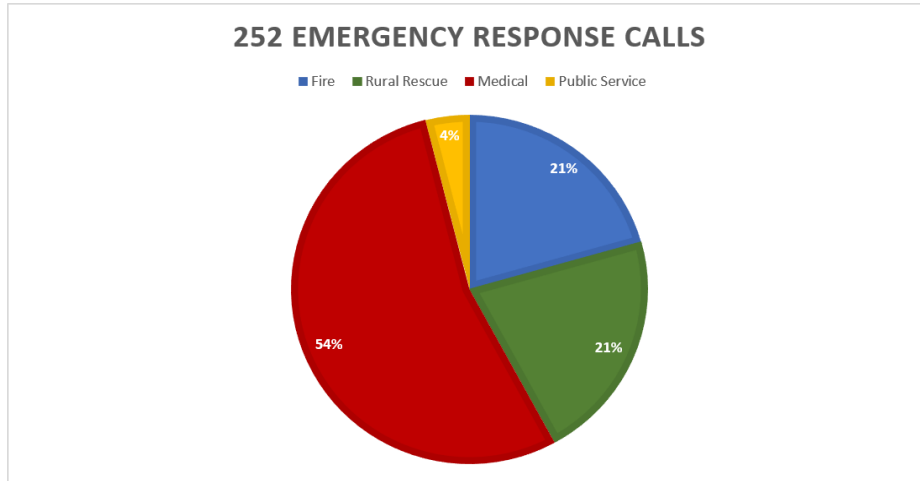
Protective Services

The Districts Protective Services is a volunteer-based Fire Department with a paid Fire Chief, Doug Wilson and 6 other officers, 18 firefighters and 5 junior firefighters. In total Logan Lake Fire Rescue had 252 emergency response calls in 2025. On top of responding to emergency calls the department put in 2484 hours of training in 2025. Logan Lake Fire Rescue also conducts fire inspection of public building 18 inspections in 2025. The Fire Chief also oversees Municipal Emergency Preparedness (MEP) and the Emergency Support Services (ESS) with in the community.

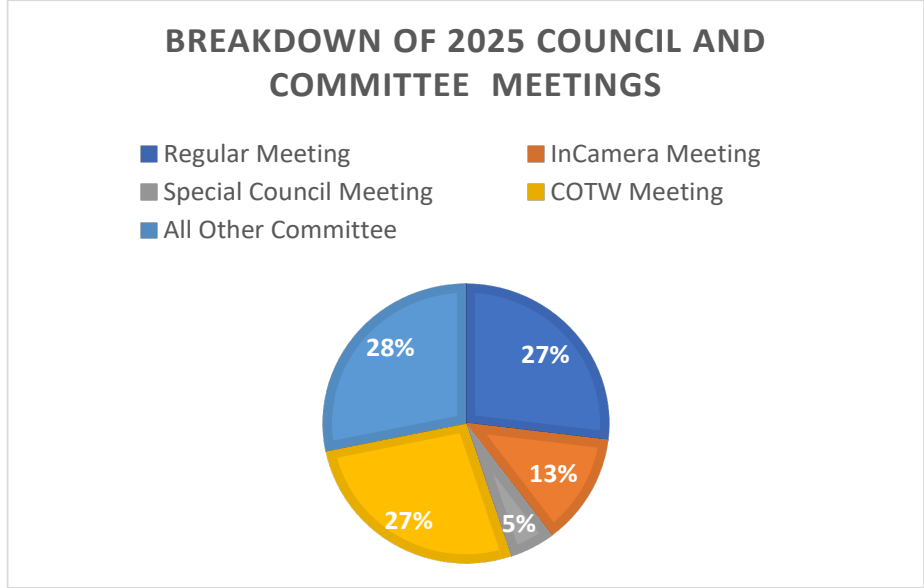
Protective Services Highlights for 2025

- The average response time from page out to on scene is 8 min.
- The Fire department installed 12 Sprinklers on residents' homes and completed FireSmart home assessments.
- Supported the WHY with 8 summer students hired to mitigate around the community to the East side of the lake.
- Logan Lake Fire Rescue continues to cross train with other community's and agencies (LNIBFD, SAR, BCEHS, RCMP, BCWS, TNRD, Merritt Fire Rescue Department).
- Assisted Logan Lake schools with 6 drills and 2 lockdowns.
- Attended the quA-ymn solar farm plug-in, at Teck Highland Valley Copper, as emergency support.
- Logan Lake Fire Rescue continues to support the community events: Polar Carnival, Canada Day, Citizen/Youth of the Year and Flag Raising Day, Local Government Day, Community Info Day, Remembrance Day, the Food Bank Drive, and Light up the Lake.
- The Fire Chief participated in FireSmart panels in Hope BC and Canmore, AB, attended a 5-day FireSmart Conference, attended the Fire Chiefs Association of British Columbia Conference and 2 bi-annual zone meetings, attended quarterly meetings with the regional TNRD Fire Chiefs, toured forest regrowth and mitigation with the Ministry of Forests representatives, and toured the Enbridge pump house in Coldwater.
- Ten (10) Fire Department members attended Live Fire Training for recertification, Seven (7) members and Four (4) Junior firefighters were (re)certified as First Responders, and Four (4) members attended the Provincial Volunteer Fire Fighter Spring Training in Oliver, BC.
- The Deputy Fire Chief attended a mock scenario at Teck Highland Valley Copper.

- The Fire Chief and Deputy Fire Chief attended multiple planning/consultation sessions regarding the build of the new Fire Engine.
- Logan Lake Fire Rescue had **54** Rural Rescue call, **52** fire calls, **136** Medical Calls, and **10** Public services calls for a total **252** call for 2025.



Administration



Out of the meetings in 2025 there was a number of actions taken on by Council. The following is a summary of all that occurred.

Administrative Actions	
News Releases	52
Public Notices	17
Bylaws Adopted	21
Council Resolutions made	235

Finance

District Council Policy states that taxes will match the Consumer Price Index (CPI) as a minimum. This is what occurred for the utilities. However, due to wage increases through collective bargaining and added activities the general tax rate came in higher than CPI.. The following tax rate increases were approved for 2025:

- Tax increase: 6.11%
- Water Rate increase: 2.6%
- Sewer Rate increase: 2.6%
- Garbage/Recycling increase: 2.6%

2026 Goals

Public Works and Recreation

- Campground washrooms and shower project completion.
- Ironstone Park and playground completion and commissioning.
- Purchase a tilt deck trailer for the mini excavator.
- Municipal Hall lighting upgrades.
- Complete the Community center upgrades.
- SCADA system upgrades.
- Arena and Curling ice surface LED lighting upgrades.
- Arena upgrades to boards, timekeepers' box and players benches.
- Install Piezometers downstream of campground septic field.
- Install a Piezometer at the salt shed site.
- Complete upgrades to fences and backstop at lakers field.
- Complete upgrades to the Cemetery fencing.
- Installation of additional street lighting at the truck and shovel.



Planning and Development

- Complete a duplex build for the Social Housing and Commercial Development Society.
- Push forward with the 300 Opal 48-unit apartment build.
- Move forward with Ironstone Phase 4.

Economic Development

- Key priorities include the development of a comprehensive Master Plan for Meadow Creek Golf Course, which will establish a long-term vision for the facility, identify opportunities for increased utilization, and maximize its value as a recreational and economic asset for the community.
- The District will also work to expand resources and support for the local business community. Efforts will focus on improving access to business development information, fostering collaboration among local enterprises, and creating tools and programs that help businesses grow and thrive. Together, these initiatives will contribute to a more resilient local economy and support Logan Lake's continued growth as a vibrant place to live, work, and invest.

Fire/ Rescues

- Expand the FireSmart education activities throughout town including booths, events, home evaluations and sprinkler installations.
- Host the annual Volunteer Fire Department Spring Seminar which will welcome over 200 Firefighters for training to Logan Lake.
- Continue with training opportunities in conjunction with indigenous neighbours.

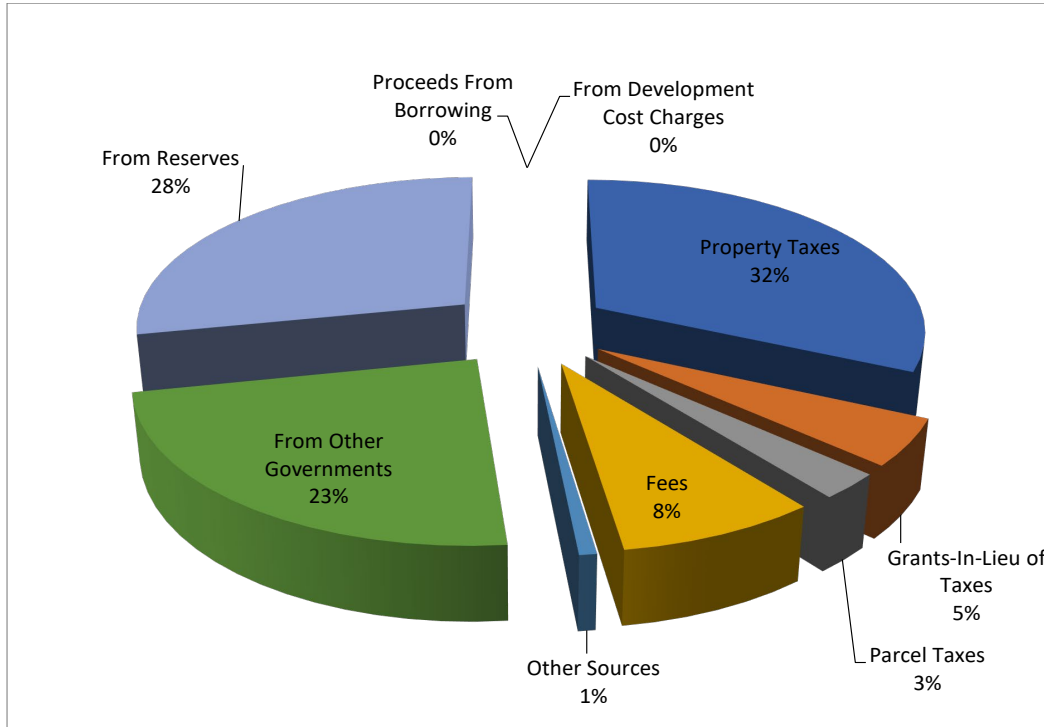
Administration

- Successfully administer the 2026 Local Government Election, including conducting the TV Society Assent Vote to determine community support for the continuation of television services.
- Advance the comprehensive integration of digital technologies and artificial intelligence (AI) within the Corporate Administration Department to improve operational efficiency, service delivery, and information management.
- Implementation and design of the community wayfinding signage program in collaboration with local Indigenous communities, community organizations, and key stakeholders to enhance visitor experience and community identity.
- Finalize the installation of wayfinding signage at the Copper Ridge Disc Golf Course to improve accessibility, navigation, and promotion of this recreational asset.
- Continue the District's rebranding strategy through the development and distribution of updated tourism and business attraction materials, including refreshed brochures and promotional resources that showcase Logan Lake's opportunities and amenities.

Finance

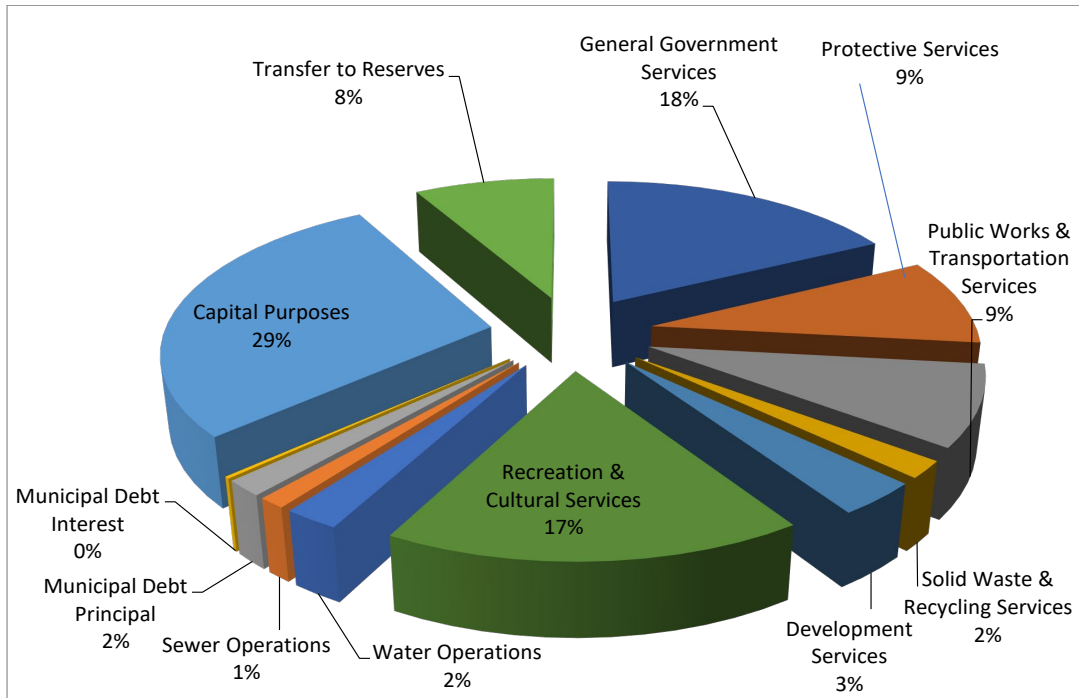
- Implementation for cloud based accounting software and payroll systems.

Revenue Summary



Municipal Property Taxes	\$4,097,100
Grants-In-Lieu of Taxes	\$628,700
Parcel Taxes	\$343,500
Fees	\$1,067,800
Other Sources	\$94,000
Transfers From Other Governments	\$3,001,900
Proceeds From Borrowing	\$0
Transfer From Reserves	\$3,632,600
Transfer From Development Cost Charges	\$0
Total	\$12,865,600

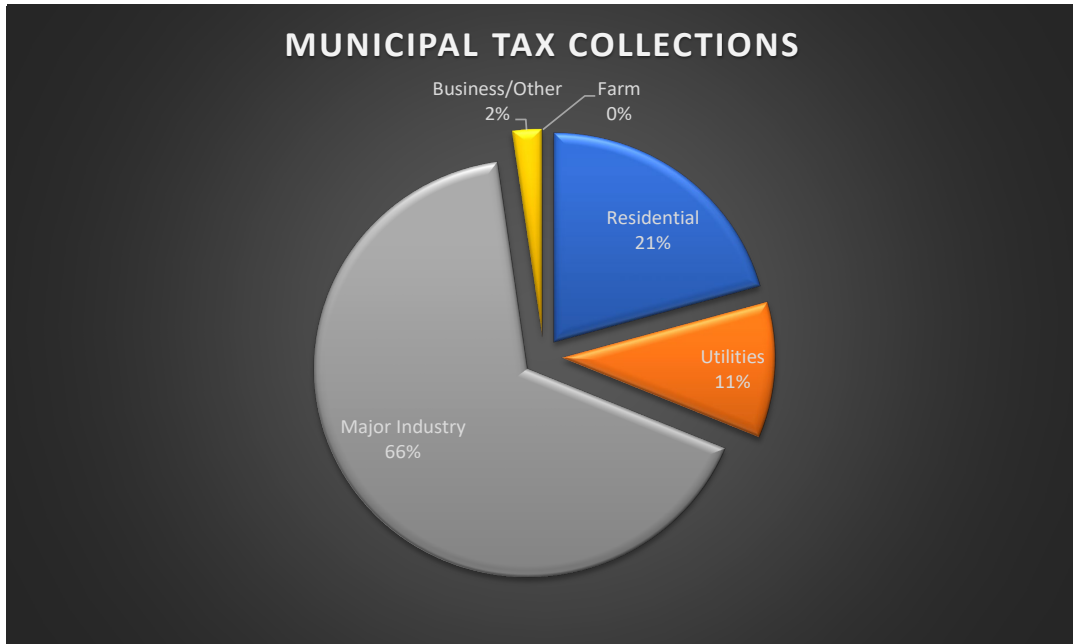
Expense Summary



General Government Services	\$2,260,600
Protective Services	\$1,182,700
Public Works & Transportation Services	\$1,100,200
Solid Waste & Recycling Services	\$234,500
Development Services	\$453,700
Recreation & Cultural Services	\$2,204,900
Water Operations	\$299,600
Sewer Operations	\$148,700
Municipal Debt Principal	\$216,600
Municipal Debt Interest	\$28,000
Capital Purposes	\$3,683,800
Transfer to Reserves	\$1,052,300
Total	\$12,865,600

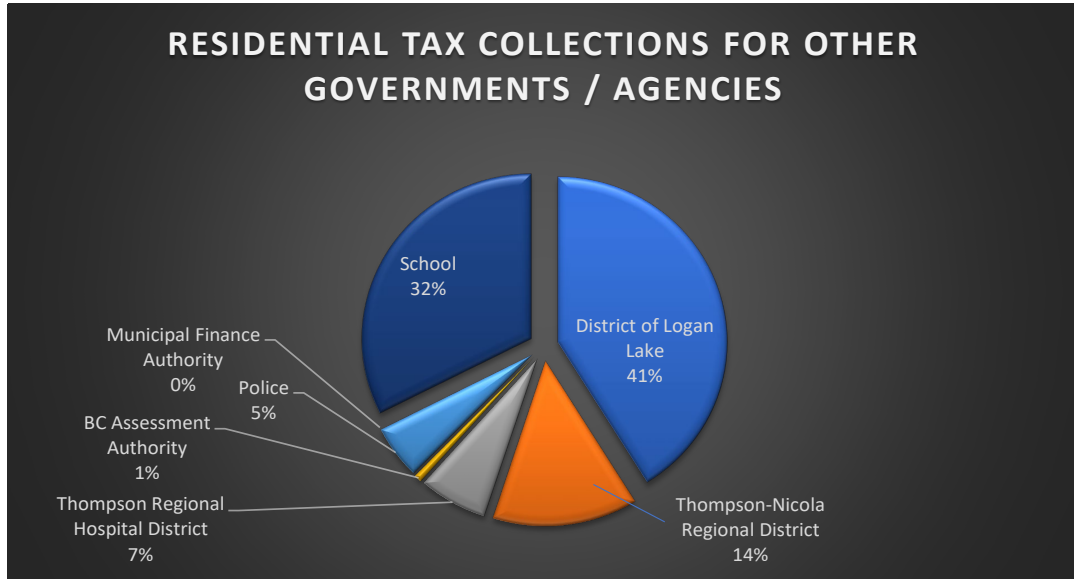
Tax Collection

Municipal Tax Collections



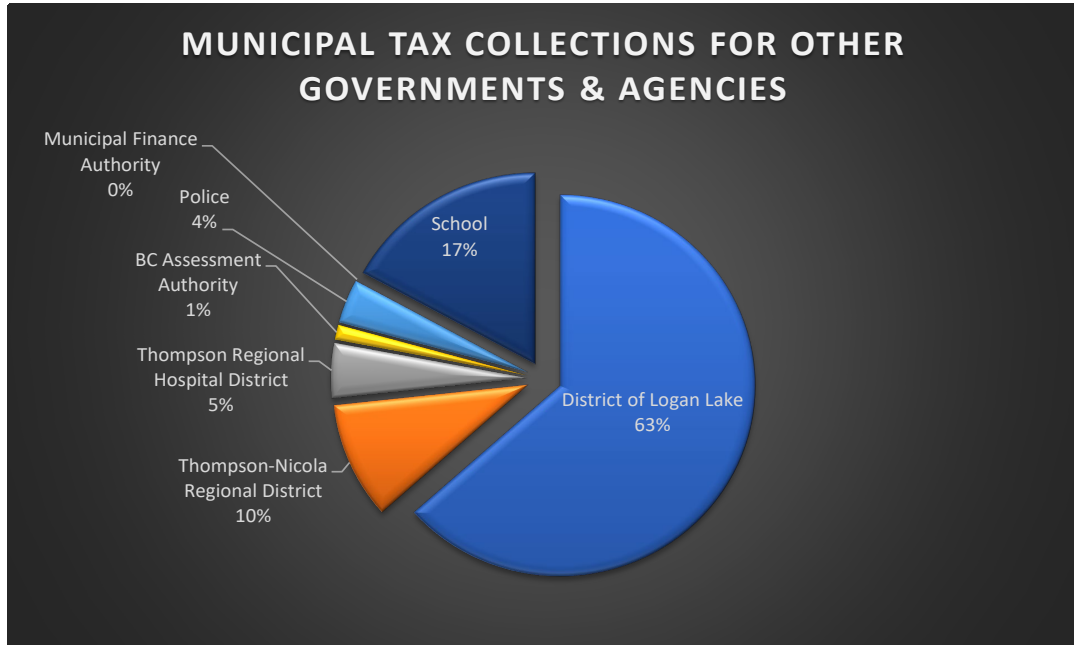
<u>Property Class</u>	<u>Tax Collections</u>
Residential	\$869,153
Utilities	\$444,107
Supportive Housing	\$0
Major Industry	\$2,797,294
Light Industry	\$0
Business/Other	\$93,877
Managed Forest Land	\$0
Recreational Property	\$0
Farm	\$129
Total	\$4,204,560

Municipal Tax Collections for Other Governments and Agencies



<u>Government / Agency</u>	<u>Residential Tax Collections</u>
District of Logan Lake	\$869,153
Thompson-Nicola Regional District	\$292,701
School	\$685,370
Thompson Regional Hospital District	\$137,878
Police	\$110,439
BC Assessment Authority	\$16,218
Municipal Finance Authority	\$91
Total	\$2,111,850

Residential Tax Collections for All Governments and Agencies



<u>Government / Agency</u>	<u>Municipal Tax Collections</u>
District of Logan Lake	\$4,204,560
Thompson-Nicola Regional District	\$653,579
School	\$1,132,414
Thompson Regional Hospital District	\$307,858
Police	\$246,831
BC Assessment Authority	\$82,563
Municipal Finance Authority	\$206
Total	\$6,628,011

Statement of Development Cost Charges

Year Ended December 31, 2025

	<u>Balance at January 1</u>	<u>DCC's Received</u>	<u>DCC Expenditures</u>	<u>Waivers and Reductions</u>	<u>Interest Earned</u>	<u>Balance at December 31</u>
Water DCC	\$ 458,433	\$ 21,568	\$ -	\$ -	\$ 18,631	\$ 498,632
Sewer DCC	\$ 614,649	\$ -	\$ -	\$ -	\$ 23,841	\$ 638,490
Total	\$ 1,073,082	\$ 21,568	\$ -	\$ -	\$ 42,472	\$ 1,137,122

Permissive Tax Exemptions

In accordance with Section 98 (2)(b) of the *Community Charter*, the following properties in the District of Logan Lake were provided permissive property tax exemptions by Council in 2023.

Legal Description	Civic Address	Organization	Value of Permissive Exemption
Land District 25, District Lot 26, Plan 40458	Meadow Creek Road	Meadow Creek Golf Club Society	\$3,221
Lot 1, Land District 25, District Lot 780, Plan KAP60331, Plan KAP58996, and Sec. 33 TP17 RG21, Except MHR #1735	6201 Hwy 97C	Logan Lake Ranch & Country Club	\$721
Lot 2, Land District 25, District Lot 1666, Plan KAS1787	90 Opal Drive	Logan Lake Seniors Society	\$696
Lot 22, Land District 25, District Lot 1666, Plan 21739	311 Opal Drive	Roman Catholic Bishop of Kamloops, Logan Lake Christian Fellowship	\$176
Lot A, Land District 25, District Lot 2217, Plan KAP 474664	237 Jasper Drive of Canada	Pentecostal Assemblies of Canada	\$341
Lot 1, Land District 25, District Lot 1666, Plan EPP18134, Lease #2020- 157B	130 Chartrand Avenue	Logan Lake Laugh and Learn Society	\$855

Audited Financial Statements

[Attachment]

Consolidated Financial Statements of

THE DISTRICT OF LOGAN LAKE

Year ended December 31, 2025

THE DISTRICT OF LOGAN LAKE

Consolidated Financial Statements

Year ended December 31, 2025

Financial Statements

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MANAGEMENT'S RESPONSIBILITY FOR THE CONSOLIDATED FINANCIAL STATEMENTS

The accompanying consolidated financial statements of The District of Logan Lake (the "District") are the responsibility of management and have been prepared in compliance with legislation, and in accordance with generally accepted accounting principles for local governments established by the Public Sector Accounting Board of The Chartered Professional Accountants of Canada. The significant accounting policies are described in Note 1 to the consolidated financial statements. The preparation of financial statements necessarily involves the use of estimates based on management's judgment, particularly when transactions affecting the current accounting period cannot be finalized with certainty until future periods.

The District's management maintains a system of internal controls designed to provide reasonable assurance that assets are safeguarded, transactions are properly authorized and recorded in compliance with legislative and regulatory requirements, and reliable financial information is available on a timely basis for preparation of the consolidated financial statements. These systems are monitored and evaluated by management.

Mayor and Council meet with management and the external auditors to review the consolidated financial statements and discuss any significant financial reporting or internal control matters prior to their approval of the consolidated financial statements.

The consolidated financial statements have been audited by KPMG LLP, independent external auditors appointed by the District. The accompanying Independent Auditor's Report outlines their responsibilities, the scope of their examination and their opinion on the District's consolidated financial statements.



Chief Administrative Officer



Director of Finance



KPMG LLP
 3205-32 Street, 4th Floor
 Vernon BC V1T 5M7
 Canada
 Tel 250 503 5300
 Fax 250 545 6440

INDEPENDENT AUDITOR'S REPORT

To the Mayor and Council of the District of Logan Lake

Opinion

We have audited the consolidated financial statements of The District of Logan Lake (the "District"), which comprise:

- the consolidated statement of financial position as at December 31, 2025
- the consolidated statement of earnings and accumulated surplus for the year then ended
- the consolidated statement of changes in net financial assets for the year then ended
- the consolidated statement of cash flows for the year then ended
- and notes to the consolidated financial statements, including a summary of significant accounting policies and other explanatory information

(Hereinafter referred to as the "financial statements").

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the District as at December 31, 2025, and its results of operations, its changes in net financial assets and its cash flows for the year then ended in accordance with Canadian public sector accounting standards.

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the "*Auditor's Responsibilities for the Audit of the Financial Statements*" section of our auditor's report.

We are independent of the District in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada and we have fulfilled our other ethical responsibilities in accordance with these requirements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

KPMG LLP, an Ontario limited liability partnership and member firm of the KPMG global organization of independent member firms affiliated with KPMG International Limited, a private English company limited by guarantee. KPMG Canada provides services to KPMG LLP



Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with Canadian public sector accounting standards, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the District's ability to continue as a going concern, disclosing as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the District or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the District's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion.

Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists.

Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion.

The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control.



- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the District's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the District to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.
- Obtain sufficient, appropriate audit evidence regarding the financial information of the entities or business activities within the consolidated entity, to express an opinion on the consolidated financial statements. We remain solely responsible for our audit opinion.

A handwritten signature in black ink that reads 'KPMG LLP' with a horizontal line underneath.

Chartered Professional Accountants

Vernon, Canada
April 24, 2026

THE DISTRICT OF LOGAN LAKE

Consolidated Statement of Financial Position

December 31, 2025, with comparative information for 2024

	2025	2024
Financial assets:		
Cash and cash equivalents	\$ 8,939,695	\$ 9,626,757
Accounts receivable:		
Taxes receivable	375,788	201,818
Other receivables	821,597	969,244
Land held for resale (note 2)	2,119,743	2,577,124
Net financial assets of Logan Lake TV Society (note 3)	165,860	159,765
Investment in Logan Lake Community Forest Corp. (note 4)	1,317,125	1,020,393
	<u>13,739,808</u>	<u>14,555,101</u>
Financial liabilities:		
Accounts payable and accrued liabilities	153,129	352,072
Deferred revenue (note 5)	1,760,074	2,099,053
Term debt (note 6)	-	237,670
	<u>1,913,203</u>	<u>2,688,795</u>
Net financial assets	11,826,605	11,866,306
Non-financial assets:		
Tangible capital assets (note 7)	24,221,823	22,659,170
Prepaid expenses	155,616	148,215
	<u>24,377,439</u>	<u>22,807,385</u>
Trust funds (note 10)		
Commitments and contingencies (note 12)		
Subsequent event (note 16)		
Accumulated surplus (note 8)	\$ 36,204,044	\$ 34,673,691

The accompanying notes are an integral part of these consolidated financial statements.

THE DISTRICT OF LOGAN LAKE

Consolidated Statement of Earnings and Accumulated Surplus

Year ended December 31, 2025, with comparative information for 2024

	Budget (note 14)	2025	2024
Revenue:			
Taxation (note 9)	\$ 5,069,300	\$ 4,897,533	\$ 4,553,221
User charges	1,067,000	1,165,146	1,109,338
Government transfers (note 11)	3,001,900	1,848,647	2,698,578
Penalties and interest	-	38,997	32,269
Investment income	-	249,592	464,455
Other contributions	94,000	167,799	127,355
Sale of land held for resale (note 2)	-	582,432	423,290
Total revenue	9,232,200	8,950,146	9,408,506
Expenses:			
General government	2,260,600	1,921,585	1,596,897
Leisure, parks & culture	2,124,400	2,266,024	1,961,873
Planning, development & transportation	1,553,900	1,893,312	1,449,684
Protective services	1,182,700	696,136	816,174
Sewer utility	142,700	226,358	233,136
Solid waste	234,500	247,611	244,817
Water utility	292,100	465,499	434,681
Total expenses	7,790,900	7,716,525	6,737,262
Annual surplus before the undernoted	1,441,300	1,233,621	2,671,244
(Loss) income of Logan Lake Community Forest Corporation (note 4)	-	296,732	990,836
Annual surplus	1,441,300	1,530,353	3,662,080
Accumulated surplus, beginning of year	34,673,691	34,673,691	31,011,611
Accumulated surplus, end of year	\$ 36,114,991	\$ 36,204,044	\$ 34,673,691

The accompanying notes are an integral part of these consolidated financial statements.

THE DISTRICT OF LOGAN LAKE

Consolidated Statement of Changes in Net Financial Assets

Year ended December 31, 2025, with comparative information for 2024

	Budget (note 14)	2025	2024
Annual surplus	\$ 1,441,300	\$ 1,530,353	\$ 3,662,080
Acquisition of tangible capital assets	(2,897,700)	(2,751,605)	(4,051,499)
Amortization of tangible capital assets	966,500	1,126,408	963,994
Loss on sale of tangible capital assets	-	62,544	2,810
	(1,931,200)	(1,562,653)	(3,084,695)
Acquisition of prepaid expenses	-	(155,614)	(148,598)
Use of prepaid expenses	-	148,213	115,393
	-	(7,401)	(33,205)
Change in net financial assets	(489,900)	(39,701)	544,180
Net financial assets, beginning of year	11,866,306	11,866,306	11,322,126
Net financial assets, end of year	\$ 11,376,406	\$ 11,826,605	\$ 11,866,306

The accompanying notes are an integral part of these consolidated financial statements.

THE DISTRICT OF LOGAN LAKE

Consolidated Statement of Cash Flows

Year ended December 31, 2025, with comparative information for 2024

	2025	2024
Cash provided by (used in):		
Operating activities:		
Annual surplus	\$ 1,530,353	\$ 3,662,080
Items not involving cash:		
Amortization of tangible capital assets	1,126,408	963,994
Loss on disposal of tangible capital assets	62,544	2,810
Logan Lake TV Society deficit	(6,095)	7,460
Actuarial adjustment	-	(76,050)
Gain on sale of land held for resale	(100,003)	(117,133)
Proceeds on land held for resale	582,432	423,290
(Income) loss of Logan Lake Community Forest Corporation	(296,732)	(990,836)
Change in non-cash assets and liabilities:		
Accounts receivable	(26,323)	(237,968)
Land held for resale	(25,049)	(18,540)
Accounts payable and accrued liabilities	(198,943)	97,277
Deferred revenue	(338,978)	(1,128,802)
Prepaid expenses	(7,401)	(33,205)
Net change in cash from operating activities	2,302,213	2,554,377
Capital activities:		
Acquisition of tangible capital assets	(2,751,605)	(4,051,499)
Financing activities:		
Repayments on debt	(237,670)	(216,568)
Net change in cash and cash equivalents	(687,062)	(1,713,690)
Cash and cash equivalents, beginning of year	9,626,757	11,340,447
Cash and cash equivalents, end of year	\$ 8,939,695	\$ 9,626,757
Supplemental cash flow information:		
Cash paid for interest	\$ 27,947	\$ 55,894
Cash received from interest	288,589	496,724

The accompanying notes are an integral part of these consolidated financial statements.

THE DISTRICT OF LOGAN LAKE

Notes to Consolidated Financial Statements

Year ended December 31, 2025

The District of Logan Lake (the "District") was incorporated on November 10, 1970 under statute of the Province of British Columbia. The District provides municipal services such as general government, fire protection, solid waste, planning, development and transportation, leisure, parks and culture, water utility, sewer utility and fiscal services.

1. Significant accounting policies:

The consolidated financial statements of the District are prepared by management in accordance with Canadian generally accepted accounting principles for governments as prescribed by the Public Sector Accounting Board ("PSAB") of the Chartered Professional Accountants of Canada.

Significant accounting policies adopted by the District are as follows:

(a) Basis of consolidation:

(i) Consolidated entities:

The consolidated financial statements reflect the assets, liabilities, revenues and expenses of the reporting entity. The reporting entity is comprised of all organizations, committees and local boards accountable for the administration of their financial affairs and resources to the District and which are owned or controlled by the District except for the District's government business enterprise, Logan Lake Community Forest Corporation ("LLCFC") which is accounted for on the modified equity basis of accounting.

The consolidated entity includes the Logan Lake T.V. Society (the "Society"), which receives majority of its funding by way of an annual grant-in-aid from the District. In addition, the District owns the tangible capital assets used by the Society for its operations. The Society is accounted for on the modified equity basis of accounting.

Inter-departmental and inter-organizational transactions and balances between these entities have been eliminated.

THE DISTRICT OF LOGAN LAKE

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2025

1. Significant accounting policies (continued):

(a) Basis of consolidation (continued):

(ii) Investment in Government Business Enterprise:

The District's investment in LLCFC is accounted for on a modified equity basis, consistent with Canadian generally accepted accounting principles as recommended by PSAB for investments in Government Business Enterprises. Under the modified equity basis, LLCFC's accounting policies are not adjusted to conform with those of the municipality and inter-organizational transactions and balances are not eliminated. The District recognizes its equity interest in the annual income or loss of LLCFC in its consolidated statement of operations with a corresponding increase or decrease in its investment asset account. Any dividends that the District may receive from LLCFC will be reflected as reductions in the investment asset account.

(iii) Accounting for Thompson-Nicola Regional District and School Board transactions:

The taxation, other revenues, expenses, assets and liabilities with respect to the operations of the Thompson-Nicola Regional District and the School Board are not reflected in these consolidated financial statements.

(iv) Trust funds:

Trust funds and their related operations administered by the District are not included in these consolidated financial statements (note 10).

(b) Basis of accounting:

The District follows the accrual method of accounting for revenues and expenses. Revenues are normally recognized in the year in which they are earned and measurable. Expenses are recognized as they are incurred and measurable as a result of receipt of goods or services and/or the creation of a legal obligation to pay.

(c) Government transfers:

Government transfers (other than grants in lieu of taxes) are recognized in the consolidated financial statements as revenues in the periods in which events giving rise to the transfers occur, providing the transfers are authorized, any eligibility criteria have been met, and reasonable estimates of the amounts can be made unless the transfer contains stipulations that create a liability in which case the transfers are recognized as revenue in the periods that the liability is extinguished. Grants in lieu of taxes are recognized at the earlier of when received or when money is determined to be more likely than not to be collected.

THE DISTRICT OF LOGAN LAKE

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2025

1. Significant accounting policies (continued):

(d) Deferred revenue:

Deferred revenue includes conditional government transfers, development cost charges, and other fees which have been collected, but for which the related expenditures or services have yet to be incurred or performed and recognition criteria not yet met. In addition, certain user charges and fees are collected for which the related services have yet to be performed. These amounts will be recognized as revenues in the fiscal year the services are performed or expenditures incurred.

(e) Cash equivalents:

Cash equivalents include highly liquid investments with a term to maturity of 90 days or less at acquisition.

(f) Non-financial assets:

Non-financial assets are not available to discharge existing liabilities and are held for use in the provision of services. They have useful lives extending beyond the current year and are not intended for sale in the ordinary course of operations.

(i) Tangible capital assets:

Tangible capital assets are recorded at cost which includes amounts that are directly attributable to acquisition, construction, development or betterment of the asset. The cost, less residual value, of the tangible capital assets, excluding land, are amortized on a straight line basis over their estimated useful lives as follows:

Asset	Useful life - years
Land improvements	20-40
Buildings and building improvements	20-60
Vehicles, machinery and equipment	5-50
Linear assets	15-60
Furniture and IT equipment	3-10
TV equipment	7-50

Assets under construction are not amortized until the asset is available for productive use.

THE DISTRICT OF LOGAN LAKE

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2025

1. Significant accounting policies (continued):

(f) Non-financial assets (continued):

(ii) Contributions of tangible capital assets:

Tangible capital assets received as contributions are recorded at their fair value at the date of receipt and also are recorded as revenue.

(iii) Natural resources:

Natural resources that have not been purchased are not recognized as assets in the financial statements.

(iv) Works of art and cultural and historic assets:

Works of art and cultural and historic assets are not recorded as assets in these financial statements.

(v) Interest capitalization:

The District does not capitalize interest costs associated with the acquisition or construction of a tangible capital asset.

(g) Use of estimates:

The preparation of financial statements in conformity with PSAB requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenses during the period. Actual results could differ from those estimates.

Management reviews these estimates on a periodic basis and, where necessary, makes adjustments prospectively.

(h) Land held for resale:

Land held for resale is recorded at the lower of cost and net realizable value. Cost includes amounts for improvements to prepare the land for sale or servicing.

THE DISTRICT OF LOGAN LAKE

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2025

1. Significant accounting policies (continued):

(i) Asset retirement obligations:

Asset retirement obligations are recognized when, as at the financial reporting date, all of the following criteria are met:

- There is a legal obligation to incur retirement costs in relation to a tangible capital asset
- The past transaction or event giving rise to the liability has occurred;
- It is expected that future economic benefits will be given up; and,
- A reasonable estimate of the amount can be made.

The District has assessed its tangible capital assets in consideration of these and noted that there are no obligations which meet the above criteria.

(j) Financial instruments:

Financial instruments include cash and cash equivalents, investments, accounts receivable, and accounts payable.

Financial instruments are recorded at fair value on initial recognition. Equity instruments and derivatives that are quoted in an active market are subsequently recorded at fair value as at the reporting date. All other financial instruments are subsequently recorded at cost or amortized cost unless management elects to carry the instruments at fair value. The District has not elected to carry any other financial instruments at fair value.

Unrealized changes in fair value are recognized on the consolidated statement of remeasurement gains and losses. They are recorded in the consolidated statement of operations and accumulated surplus when they are realized. There are no unrealized changes in fair value as at December 31, 2025 and December 31, 2024. As a result, the District does not have a consolidated statement of remeasurement gains and losses.

Transaction costs incurred on the acquisition of financial instruments subsequently measured at fair value are expensed as incurred.

All financial assets are assessed for impairment on an annual basis. When a decline is determined to be other than temporary, the amount of the loss is reported in the consolidated statement of operations and accumulated surplus.

THE DISTRICT OF LOGAN LAKE

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2025

2. Land held for resale:

	2025	2024
Balance, beginning of year	\$ 2,577,124	\$ 2,864,741
Sales	(482,430)	(306,157)
Additions	25,049	18,540
Balance, end of year	\$ 2,119,743	\$ 2,577,124

During the year, the District sold five (2024 - four) properties for total proceeds of \$582,432 (2024 - \$423,290).

3. Net financial assets of Logan Lake TV Society:

The District has made certain tangible capital assets available for use to the Society. The District collects and transmits a levy for the Society for operating purposes. The Society's year end is June 30 and there have been no events relating to or transactions of the Society that occurred during the intervening period that would significantly affect the financial position or results of operations of the District.

The following is a summarized financial statement of the Society, which has been included in the consolidated financial statements of the District:

THE DISTRICT OF LOGAN LAKE

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2025

3. Net financial assets of Logan Lake TV Society (continued):

	2025	2024
Statement of Financial Position:		
Cash and marketable securities	\$ 182,890	\$ 164,540
Accounts receivable and prepaid expenses	12,279	22,489
Lifetime membership in Canadian Cable System Alliance Inc.	1,000	1,000
Accounts payable and accrued liabilities	(30,309)	(28,264)
Net assets of the Society	\$ 165,860	\$ 159,765
Statement of Operations:		
Revenue:		
District of Logan Lake	325,956	324,024
Other	10,908	16,072
	<u>336,864</u>	<u>340,096</u>
Expenses:		
Administrative	34,181	37,240
Amortization of tangible capital assets	-	31,584
Maintenance	26,304	33,940
Subscription and fees	270,284	248,994
	<u>330,769</u>	<u>351,758</u>
Surplus (deficiency) of revenue over expenses for the Society	\$ 6,095	\$ (11,662)

The Society's revenue provided by the District is netted and eliminated against the cost to the District in these consolidated financial statements and the Society's expenses are classified as leisure, parks and cultural development expenses (note 13).

The District has recorded consolidation adjustments to capitalize tangible capital assets expensed in the Society's financial statements and to record amortization expense on tangible capital assets.

THE DISTRICT OF LOGAN LAKE

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2025

4. Investment in Logan Lake Community Forest Corporation:

LLCFC is owned and controlled by the District and is considered a Government Business Enterprise. As such, LLCFC is accounted for on the modified equity basis in these consolidated financial statements. LLCFC is to use the timber license obtained from the provincial government, acquired at a nominal cost, to sustainably manage the forests of Logan Lake to diversify the economic base, to enhance recreational opportunities and to secure a fire safe community.

The following table provides condensed supplementary financial information for LLCFC for the year ended December 31:

	2025	2024
Financial position:		
Assets:		
Current	\$ 3,741,952	\$ 3,575,941
Total assets	\$ 3,741,952	\$ 3,575,941
Liabilities:		
Current	1,014,759	740,035
Long-term	1,410,068	1,815,513
Total liabilities	2,424,827	2,555,548
Equity:		
Share capital	120	120
Retained earnings	1,317,005	1,020,273
Total equity	1,317,125	1,020,393
Total liabilities and equity	\$ 3,741,952	\$ 3,575,941
Operations:		
Revenue	\$ 2,212,566	\$ 4,452,220
Expenses	1,915,834	3,542,249
Adjustment to prior year estimate	-	80,865
Change in equity	\$ 296,732	\$ 990,836
Investment represented by:		
Investment in shares of LLCFC	\$ 120	\$ 120
Accumulated net earnings	1,317,005	1,020,273
Total investment	\$ 1,317,125	\$ 1,020,393

There were \$nil (2024 - \$46,750) in related party transactions between the District and LLCFC for the year comprised of contributions towards community events. These transactions are in the normal course of operations and are measured at the exchange amount, which is the amount of consideration established and agreed to by the related parties.

THE DISTRICT OF LOGAN LAKE

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2025

5. Deferred revenue:

Deferred revenue consists of the following:

	2025	2024
Development cost charges - Water Utility Fund	\$ 498,632	\$ 458,433
Development cost charges - Sewer Utility Fund	638,490	614,649
Federal Gas Tax funds	187,376	156,399
Other	435,576	869,572
Total deferred revenue	\$ 1,760,074	\$ 2,099,053

Continuity of deferred revenue is as follows:

	2025	2024
Balance, beginning of year:		
Development cost charges - Water Utility Fund	\$ 458,433	\$ 410,054
Development cost charges - Sewer Utility Fund	614,649	572,181
Federal Gas Tax funds	156,399	1,014,909
Other	869,572	1,230,711
	2,099,053	3,227,855
Other contributions received	285,729	632,858
Interest earned	56,078	96,749
Total contributions	341,807	729,607
Less amounts spent on projects and recorded as revenue	(680,786)	(1,858,409)
Balance, end of year	\$ 1,760,074	\$ 2,099,053

THE DISTRICT OF LOGAN LAKE

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2025

6. Term debt:

- (a) In 2015, the District issued debt instruments through the Municipal Finance Authority (the "MFA") to finance the cost of constructing a new firehall. Under the terms of the debt, the District is required to make principal payments once annually while interest is calculated semi-annually at 3.5% per annum and is based on the original debt principal borrowed. Associated with these principal payments, the MFA provides an actuarial adjustment, which is a non-cash reduction in the loan balance representing the investment earnings the MFA expects to realize on each principal payment.

Debt interest charges are recorded as an expense in the period incurred. Principal payments and actuarial adjustments are applied to reduce recorded liabilities.

Changes in term debt are shown below:

	2025	2024
Balance, beginning of the year	\$ 237,670	\$ 530,288
Principal payments	(237,670)	(216,568)
Actuarial adjustment of term debt	-	(76,050)
Debt, end of year	\$ -	\$ 237,670

During the year, the District repaid the debt to MFA. The District's deposit plus interest was returned to the District upon maturity of the debt. Included in other contributions revenue is a debt reserve fund payout of \$32,456 which was received on the repayment of the debt.

THE DISTRICT OF LOGAN LAKE

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2025

7. Tangible capital assets:

2025	Land	Land Improvements	Buildings and Building Improvements	Vehicles, Machinery and Equipment	Linear Assets	Furniture and IT Equipment	TV Equipment	Total
Cost:								
Balance, beginning of year	\$ 3,245,485	\$ 5,034,243	\$10,047,287	\$ 8,855,955	\$ 15,496,439	\$ 460,361	\$ 1,402,522	\$ 44,542,292
Additions	-	1,022,857	537,414	995,922	174,285	21,127	-	2,751,605
Disposals	-	-	-	(330,330)	-	-	-	(330,330)
Balance, end of year	3,245,485	6,057,100	10,584,701	9,521,547	15,670,724	481,488	1,402,522	46,963,567
Accumulated amortization:								
Balance, beginning of year	-	2,322,307	3,907,530	4,248,546	9,769,688	364,464	1,270,587	21,883,122
Amortization	-	167,505	221,999	380,247	301,475	27,002	28,180	1,126,408
Disposals	-	-	-	(267,786)	-	-	-	(267,786)
Balance, end of year	-	2,489,812	4,129,529	4,361,007	10,071,163	391,466	1,298,767	22,741,744
Net book value, end of year	\$ 3,245,485	\$ 3,567,288	\$ 6,455,172	\$ 5,160,540	\$ 5,599,561	\$ 90,022	\$ 103,755	\$ 24,221,823

THE DISTRICT OF LOGAN LAKE

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2025

7. Tangible capital assets (continued):

2024	Land	Land Improvements	Buildings and Building Improvements	Vehicles, Machinery and Equipment	Linear Assets	Furniture and IT Equipment	TV Equipment	Total
Cost:								
Balance, beginning of year	\$ 3,245,485	\$ 3,633,992	\$ 9,982,100	\$ 8,443,092	\$ 13,454,345	\$ 410,161	\$ 1,375,140	\$ 40,544,315
Additions	-	1,400,251	65,187	447,112	2,042,094	69,473	27,382	4,051,499
Disposals	-	-	-	(34,249)	-	(19,273)	-	(53,522)
Balance, end of year	3,245,485	5,034,243	10,047,287	8,855,955	15,496,439	480,361	1,402,522	44,542,292
Accumulated amortization:								
Balance, beginning of year	-	2,165,282	3,672,248	3,988,996	9,550,933	353,378	1,239,003	20,969,840
Amortization	-	157,025	235,282	290,989	218,755	30,359	31,584	963,994
Disposals	-	-	-	(31,439)	-	(19,273)	-	(50,712)
Balance, end of year	-	2,322,307	3,907,530	4,248,546	9,769,688	364,464	1,270,587	21,883,122
Net book value, end of year	\$ 3,245,485	\$ 2,711,936	\$ 6,139,757	\$ 4,607,409	\$ 5,726,751	\$ 95,897	\$ 131,935	\$ 22,659,170

Assets under construction which have not been amortized are included in machinery, vehicles and equipment totaling \$nil (2024 - \$1,273,790), linear assets \$185,335 (2024 - \$2,064,105), land improvements \$1,185,193 (2024 - \$592,217), and building and building improvements \$545,891 (2024 - \$36,671). Amortization of these assets will commence when the asset is put into service upon completion of the project.

THE DISTRICT OF LOGAN LAKE

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2025

8. Accumulated surplus:

Accumulated surplus consists of individual fund surplus and reserves as follows:

	2025	2024
Surplus:		
Invested in tangible capital assets	\$ 24,221,823	\$ 22,421,500
Unrestricted	6,560,046	6,659,571
Total surplus	30,781,869	29,081,071
Reserves set aside by Council for operating purposes:		
Reserve for future expenditures - Sewer Utility Fund	127,569	314,069
Recreation centre	310,420	325,319
Parks	100,000	100,000
Office equipment	25,000	25,000
Fire Hall	84,800	30,750
Roads	100,000	100,000
Campground	240,060	286,763
Reserve for future expenditures - Water Utility Fund	211,140	136,842
Crushed gravel	100,000	100,000
Cemetery	329,450	369,972
Total operating reserve funds	1,628,439	1,788,715
Reserves set aside by Council for capital purposes:		
Economic diversification reserve	1,808,170	1,365,207
Capital reserve - General Operating Fund	805,760	703,217
Growing Communities Fund reserve (Schedule 2)	1,179,806	1,735,481
Total capital reserve funds	3,793,736	3,803,905
Total accumulated surplus	\$ 36,204,044	\$ 34,673,691

THE DISTRICT OF LOGAN LAKE

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2025

9. Taxation:

Taxation revenue consists of the following:

	2025	2024
Municipal and Regional District and other government property taxes levied	\$ 6,971,545	\$ 6,460,916
Payments-in-lieu of property taxes	629,168	623,809
Balance, end of year	7,600,713	7,084,725
Less: payments to Regional District and other governments	(2,703,180)	(2,531,504)
Net taxes available for municipal purposes	\$ 4,897,533	\$ 4,553,221

10. Trust funds:

The District operates the Whispering Pines Cemetery and maintains a Cemetery Perpetual Care Fund in trust, in accordance with the Cremation, Internment and Funeral Services Act of British Columbia. The funds held in trust amount to \$20,723 (2024 - \$18,866) have not been included in the consolidated statement of financial position nor have their operations been included in the consolidated statement of operations.

THE DISTRICT OF LOGAN LAKE

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2025

11. Government transfers:

The District recognizes the transfer of government funding as expenses or revenues in the period that the events giving rise to the transfer occurred. The Government transfers reported on the consolidated statement of operations and accumulated surplus are:

	2025	2024
Revenue:		
Provincial grants:		
Destination Development Fund	\$ 465,184	\$ 527,101
Small Community Protection	386,000	425,700
Fuel Management Program	90,140	198,245
Fire Rehabilitation Grant	174,743	142,956
Climate Action Program	-	133,589
ICIP Rural Community Fund	1,057	76,183
Northern Development Initiative Trust	50,000	50,000
NDIT Recreation Program	29,174	27,707
BC Active Transportation Plan	26,210	18,236
NDIT LG Internship Program	52,301	-
CEPF Flood Risk Assessment	90,948	14,832
Fortis BC Rebate	216,175	12,910
Local Government Housing Initiative	90,550	9,000
Community Regreening Program	5,921	7,500
Indigenous Engagement Requirements Fund	8,383	4,441
Subtotal provincial grants	1,686,786	1,648,400
Federal grants:		
Canada Community Building Fund	142,100	1,035,400
Canada Summer Jobs Program	19,760	11,898
Canada Day Grant	-	2,880
Subtotal federal grants	161,860	1,050,178
Total revenue	\$ 1,848,646	\$ 2,698,578

THE DISTRICT OF LOGAN LAKE

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2025

12. Commitments and contingencies:

- (a) The District, as a member of the Thompson Nicola Regional District, is liable for its proportion of any operating deficits or long-term debt related to functions in which it participates.
- (b) The District and its employees contribute to the Municipal Pension Plan (the "Plan"), a jointly trustee pension plan. The Board of Trustees, representing Plan members and employers, is responsible for administering the plan, including investment of the assets and administration of benefits. The Plan is a multi-employer defined benefit pension plan. Basic pension benefits provided are based on a formula. As at December 31, 2024 the Plan has approximately 273,000 active members and approximately 133,000 retired members. Active members include approximately 47,000 contributors from local government.

Every three years, an actuarial valuation is performed to assess the financial position of the Plan and adequacy of Plan funding. The actuary determines an appropriate combined employer and member contribution rate to fund the Plan. The actuary's calculated contribution rate is based on the entry-age normal cost method, which produces the long-term rate of member and employer contributions sufficient to provide benefits for average future entrants to the Plan. This rate may be adjusted for the amortization of any actuarial funding surplus and will be adjusted for the amortization of any unfunded actuarial liability.

The most recent valuation for the Municipal Pension Plan as at December 31, 2024, indicated a \$2,675 million funding surplus for basic pension benefits on a going concern basis.

The next valuation will be as at December 31, 2027.

Employers participating in the Plan record their pension expense as the amount of employer contributions made during the fiscal year (defined contribution pension plan accounting). This is because the Plan records accrued liabilities and accrued assets for the Plan in aggregate resulting in no consistent and reliable basis for allocating the obligation, assets and cost to the individual employers participating in the Plan.

The District paid \$175,883 (2024 - \$171,742) for employer contributions, while employees contributed \$159,634 (2024 - \$155,691) to the Plan in fiscal 2025.

THE DISTRICT OF LOGAN LAKE

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2025

12. Commitments and contingencies (continued):

- (c) From time to time the District is brought forth as a defendant in various lawsuits. The District reviews its exposure to any potential litigation for which it would not be covered by insurance and assesses whether a successful claim against the District would materially affect the consolidated financial statements of the District. The District is currently not aware of any claims brought against it that if not defended successfully would result in a material change to the consolidated financial statements of the District.
- (d) The District is a participant in the Municipal Insurance Association of British Columbia. Should the Association pay out claims in excess of premiums received, it is possible the District, along with the other participants, would be required to contribute towards the deficit.
- (e) The District has provided a letter of guarantee of \$10,000 (2024 - \$10,000) to Canadian Imperial Bank of Commerce (the "CIBC") on behalf of Meadow Creek Golf Club (the "Club"), representing a continuing guarantee covering both the present and future liabilities of the Club for a revolving line of credit at the current prime rate + 1%.

The guarantee would require the District to make payment in the event that the Club does not meet its payment obligations to the CIBC. The outstanding loan balance at December 31, 2025 was \$nil (2024 - \$nil). See Note 16 for details of subsequent events relating to this.

THE DISTRICT OF LOGAN LAKE

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2025

13. Segmented information:

Segmented information has been identified based upon lines of service provided by the District. District services are provided by departments and their activities are reported by functional area in the body of the financial statements. Certain lines of service that have been separately disclosed in the segmented information, along with the services they provide, are as follows:

(a) General Government:

General government operations provide the functions of Building Services and Maintenance, Corporate Administration, Finance, Human Resources, Legislative Services and any other functions not categorized to a specific department.

(b) Protective Services:

Protective Services is comprised of the Fire Department. The Fire Department is responsible for providing fire suppression services, fire prevention programs, training and education related to prevention, detection or extinguishments of fires.

(c) Planning, Development, and Transportation Services:

Planning, development and transportation includes the Public Works Department, which is responsible for the delivery of municipal public works services related to the planning, development and maintenance of roadway systems and street lighting. This function also includes certain tourism and economic development activities.

(d) Leisure, Parks and Cultural Development:

Leisure, parks and cultural development includes the Logan Lake Recreation Centre operations, the Society operations, various community events, and maintenance of parks, cemetery and other open spaces.

(e) Solid Waste Services:

The District is responsible for environmental programs including solid waste collection, disposal and recycling.

(f) Water Utility:

The District is responsible for environmental programs including the engineering and operation of the potable water system.

(g) Sewer Utility:

The District is responsible for environmental programs including the engineering and operation of the wastewater systems.

THE DISTRICT OF LOGAN LAKE

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2025

13. Segmented information (continued):

Certain allocation methodologies are employed in the preparation of segmented financial information.

Taxation and payments-in-lieu of taxes are allocated to the segments based on the segment's budgeted net expenditure.

User charges and other revenue have been allocated to the segments based upon the segment that generated the revenue.

Government transfers have been allocated to the segment based upon the purpose for which the transfer was made.

Development charges earned and developer contributions received were allocated to the segment for which the charge was collected.

The accounting policies used in these segments are consistent with those followed in the preparation of the consolidated financial statements as disclosed in Note 1.

THE DISTRICT OF LOGAN LAKE

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2025

13. Segmented information (continued):

2025	General Government	Protective Services	Planning, Development and Transportation Services	Leisure, Parks and Cultural Development	Solid Waste Services	Water Utility	Sewer Utility	Total
Revenues:								
Taxation	\$ 2,180,233	\$ 500,700	\$ 1,105,700	\$ 1,110,900	\$ -	\$ -	\$ -	\$ 4,897,533
User charges	23,824	13,723	-	339,144	257,543	348,335	182,577	1,165,146
Government transfers	438,301	98,523	257,708	912,015	-	-	142,100	1,848,647
Investment income	249,592	-	-	-	-	-	-	249,592
Penalties and interest	38,997	-	-	-	-	-	-	38,997
Sale of land for resale	-	-	582,432	-	-	-	-	582,432
Other	38,353	91,772	-	37,674	-	-	-	167,799
Total revenues	2,969,300	704,718	1,945,840	2,399,733	257,543	348,335	324,677	8,950,146
Expenses:								
Salaries, wages and employee benefits	1,296,476	256,955	350,215	722,953	94,272	126,917	67,034	2,914,822
Materials, supplies and services	559,669	286,506	787,472	1,131,133	124,519	165,270	75,753	3,130,322
Loss on disposal of tangible capital assets	-	-	-	62,544	-	-	-	62,544
Amortization	65,440	152,675	273,196	349,394	28,820	173,312	83,571	1,126,408
Property sales and writedowns	-	-	482,429	-	-	-	-	482,429
Total expenses	1,921,585	696,136	1,893,312	2,266,024	247,611	465,499	226,358	7,716,525
Annual surplus (deficit)	\$ 1,047,715	\$ 8,582	\$ 52,528	\$ 133,709	\$ 9,932	\$ (117,164)	\$ 98,319	\$ 1,233,621

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THE DISTRICT OF LOGAN LAKE

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2025

13. Segmented information (continued):

2024	General Government	Protective Services	Planning, Development and Transportation Services	Leisure, Parks and Cultural Development	Solid Waste Services	Water Utility	Sewer Utility	Total
Revenues:								
Taxation	\$ 1,428,621	\$ 435,500	\$ 1,154,500	\$ 1,534,600	\$ -	\$ -	\$ -	\$ 4,553,221
User charges	34,189	10,680	18,750	282,441	244,440	345,211	173,627	1,109,338
Government transfers	443,936	202,686	296,132	1,755,824	-	-	-	2,698,578
Investment income	464,455	-	-	-	-	-	-	464,455
Penalties and interest	32,269	-	-	-	-	-	-	32,269
Sale of land for resale	-	-	423,290	-	-	-	-	423,290
Other	40,005	69,769	-	17,581	-	-	-	127,355
Total revenues	2,443,475	718,635	1,892,672	3,590,446	244,440	345,211	173,627	9,408,506
Expenses:								
Salaries, wages and employee benefits	1,170,632	229,361	360,345	641,068	95,288	114,344	40,234	2,651,272
Materials, supplies and services	363,073	429,938	595,733	1,040,680	120,709	147,037	115,859	2,813,029
Loss on disposal of tangible capital assets	-	-	2,810	-	-	-	-	2,810
Amortization	63,192	156,875	184,639	280,125	28,820	173,300	77,043	963,994
Property sales and writedowns	-	-	306,157	-	-	-	-	306,157
Total expenses	1,596,897	816,174	1,449,684	1,961,873	244,817	434,681	233,136	6,737,262
Annual surplus (deficit)	\$ 846,578	\$ (97,539)	\$ 442,988	\$ 1,628,573	\$ (377)	\$ (89,470)	\$ (59,509)	\$ 2,671,244

THE DISTRICT OF LOGAN LAKE

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2025

14. Budget data:

The budget data presented in these consolidated financial statements is based upon the 2025 operating and capital budgets approved by Council on May 13, 2025 as the 2025 to 2029 Financial Plan Bylaw No. 936. The legislative requirements for the Financial Plan are that the cash inflows for the period must equal planned cash outflows.

Cash inflows and outflows budgeted for include such items as transfers to and from reserves, transfers to and from operating surpluses and proceeds on sale of assets. These items are not recognized as revenues and expenses in the Statement of Operations as they do not meet the definition of such under public sector accounting standards. PSAB requires that budget figures be presented on the same basis of accounting as actual figures.

The chart below reconciles the budget figures reported in these consolidated financial statements to the approved Financial Plan.

	Budget amount
Surplus - Statement of Operations	\$ 1,441,300
Adjust for budgeted items not included in Statement of Operations:	
Transfers from reserve funds	2,147,800
Acquisition of tangible capital assets	(2,897,700)
Principal repayments on borrowing	(216,600)
Non-cash items	966,500
Total Adjustments	-
Financial Plan Balance	\$ (1,441,300)

15. Financial instruments:

The District is exposed to credit risk, liquidity risk, and interest rate risk from its financial instruments. This note describes the District's objectives, policies, and processes for managing those risks and the methods used to measure them. Further qualitative and quantitative information in respect of these risks is presented below and throughout these financial statements.

THE DISTRICT OF LOGAN LAKE

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2025

15. Financial instruments (continued):

Credit Risk:

Credit risk is the risk that one party to a financial instrument will cause a financial loss for the other party by failing to discharge an obligation. The District is exposed to credit risk through its cash and accounts receivable.

The District manages its credit risk by limiting the amount of credit extended and obtaining security deposits where appropriate, and through the high diversified nature of the residents of the District. The District measures its exposure to credit risk based on how long amounts have been outstanding and the District's historical experience regarding collections. The maximum exposure to credit risk at the financial statement date is the carrying value of its cash and accounts receivable. Accounts receivable arise primarily as a result of taxation and grants. Based on this knowledge, credit risk of cash and accounts receivable are assessed as low.

Liquidity Risk:

Liquidity risk is the risk that the District will encounter difficulty in meeting obligations associated with financial liabilities. The District is exposed to liquidity risk through its accounts payable.

The District manages this risk by monitoring cash activities and expected outflows through budgeting. The Municipality's five-year financial plan is approved by the Mayor and Council, which includes operational activities and capital investments.

Interest Rate Risk:

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates.

16. Subsequent event:

Subsequent to year end, the District entered into the process of assuming the operations of Meadow Creek Golf Club. The acquisition had not been completed as at the date these financial statements were authorized for issue. Accordingly, no assets or liabilities related to this transaction have been recognized in these financial statements. At this time, the District has not determined the financial impact of the proposed acquisition. The land on which the golf course is situated is already recorded as an asset within these financial statements.

THE DISTRICT OF LOGAN LAKE

Consolidated
Schedule 1 - Covid-19 Safe Restart Grant (unaudited)

Year ended December 31, 2025, with comparative information for 2024

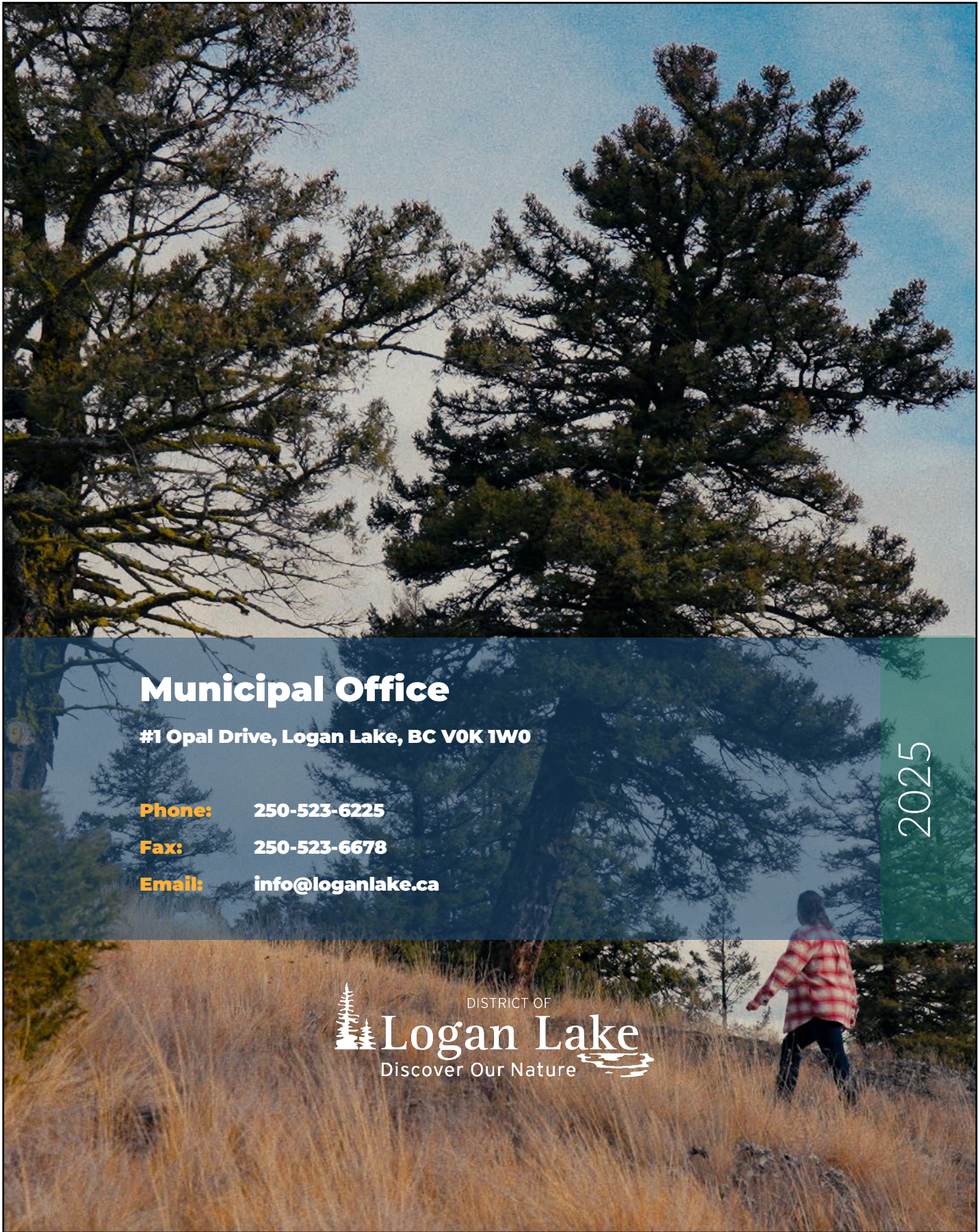
	2025	2024
Balance, beginning of year	-	144,700
Municipal Hall	-	(66,900)
Recreation Centre	-	(59,600)
Public Works	-	(8,200)
Firehall	-	(8,500)
Campground	-	(1,500)
Balance, end of year	\$ -	\$ -

THE DISTRICT OF LOGAN LAKE

Consolidated
Schedule 2 - Growing Communities Fund Grant (unaudited)

Year ended December 31, 2025, with comparative information for 2024

	2025	2024
Balance, beginning of year	\$ 1,735,481	\$ 1,618,169
Housing development planning & engineering	(599,740)	(2,500)
Interest earned	44,065	119,812
Provincial Growing Communities Fund	-	-
Balance, end of year	\$ 1,179,806	\$ 1,735,481



Municipal Office

#1 Opal Drive, Logan Lake, BC V0K 1W0

Phone: 250-523-6225

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Email: info@loganlake.ca

2025

DISTRICT OF
Logan Lake
Discover Our Nature



EXPRESSION OF INTEREST (EOI) 2026-02
Architectural Services For The Meadow Creek
Golf Course Clubhouse Redesign

Issued by: The District of Logan Lake
Project: Redesign of the Meadow Creek Golf Course Clubhouse
Location: 600 Golf Course Road, Logan Lake, BC
EOI Closing Date: July 17, 2026
Submission Contact: Wade Archambault, CAO, cao@loganlake.ca

1. INVITATION

District of Logan Lake is seeking Expressions of Interest from qualified architectural firms or consultant teams to provide professional architectural services for the redesign of the Meadow Creek Golf Course Clubhouse located in Logan Lake.

The purpose of this Expression of Interest is to identify firms with the appropriate experience, design capability, technical expertise, team capacity, and cost structure to support a clubhouse redesign that improves functionality, guest experience, operational efficiency, accessibility, and long-term asset value.

This EOI may be used to shortlist firms for a subsequent Request for Proposals, interview process, or direct negotiation.

2. PROJECT BACKGROUND

The existing clubhouse at Meadow Creek Golf Course serves as the primary arrival, hospitality, administrative, food and beverage and retail facility for the golf course. The facility currently includes some or all of the following functions:

- Public entry and reception
- Pro shop / retail area
- Food and beverage service
- Kitchen and back-of-house areas
- Lounge, dining, banquet/ event space
- Washrooms and locker rooms
- Administrative offices
- Outdoor patios and gathering areas
- Cart staging, storage, or golf operations support areas

The Owner is considering a redesign to address current and future needs, improve the accessibility, customer and member experience, modernize the facility, improve code

compliance and support revenue-generating uses, and enhance the architectural relationship between the clubhouse, golf course, landscape, and curb appeal.

The redesign may include renovations to the existing building, reconfiguration of interior spaces to improve accessibility and provision of services, exterior upgrades, improved patios or outdoor amenities, operational improvements, and sustainability enhancements.

3. PROJECT OBJECTIVES

The successful architectural team will be expected to help the Owner develop a thoughtful, achievable, and financially responsible redesign that supports the following objectives:

1. **Improve accessibility and inclusivity**
Address second floor access limitations, universal design, barrier-free access, washroom layouts, circulation, signage, and user comfort.
2. **Improve the arrival and guest experience**
Create a clear, welcoming, and memorable clubhouse arrival sequence for golfers, visitors, event guests, and staff.
3. **Enhance golf operations**
Improve the relationship between the pro shop, check-in, cart staging, first tee, practice areas, bag drop, and course access.
4. **Modernize food and beverage spaces**
Support efficient kitchen, service, dining, lounge, banquet, and patio operations, with flexibility for daily use, tournaments, private events, and seasonal demands.
5. **Increase revenue potential**
Identify opportunities to improve retail, events, hospitality, outdoor dining, and multi-purpose use of the clubhouse.
6. **Optimize building performance**
Consider energy efficiency, durability, building envelope upgrades, mechanical and electrical systems, lifecycle cost, and climate resilience.
7. **Respect the golf course setting**
Develop an architectural approach that complements the landscape, views, circulation patterns, and character of the golf course.
8. **Deliver a realistic implementation plan**
Provide design options, phasing strategies, cost awareness, and construction approaches that minimize disruption to golf operations where possible.

4. ANTICIPATED SCOPE OF ARCHITECTURAL SERVICES

The final scope will be confirmed during contract negotiations. Services may include, but are not limited to:

4.1 Pre-Design and Discovery

- Review existing drawings, reports, surveys, and facility information
- Conduct site and building reviews

- Meet with Owner representatives, staff, golf operations personnel, food and beverage operators, and other stakeholders
- Assess existing spatial, operational, code, accessibility, and building performance issues
- Identify opportunities, constraints, risks, and phasing considerations
- Prepare a project needs assessment or functional program

4.2 Concept Design

- Develop clubhouse redesign concepts
- Prepare plans, massing studies, diagrams, precedent imagery, and visual materials
- Evaluate renovation, addition, and phased implementation options
- Consider outdoor patios, arrival areas, circulation, landscape interfaces, and operational adjacencies
- Support preliminary costing with the Owner or cost consultant
- Present options to decision-makers and stakeholders

4.3 Schematic Design and Design Development

- Refine the preferred design direction
- Coordinate with structural, mechanical, electrical, civil, landscape, kitchen, accessibility, code, and other consultants as required
- Develop drawings, outline specifications, and design narratives
- Support cost planning and value management
- Assist with approvals, permitting strategy, and stakeholder engagement as required

4.4 Construction Documentation and Procurement Support

- Prepare permit and construction drawings
- Coordinate consultant drawings and specifications
- Assist with tendering, contractor procurement, addenda, and bid evaluation
- Respond to questions from bidders or contractors

4.5 Construction Administration

- Review shop drawings and submittals
 - Attend site meetings
 - Respond to RFIs
 - Review progress claims and change requests
 - Conduct site reviews
 - Prepare field review reports
 - Support substantial performance, deficiency review, and close-out documentation
-

5. DESIRED CONSULTANT TEAM

Respondents should identify the proposed architectural lead and any subconsultants anticipated for the project.

6. EOI SUBMISSION REQUIREMENTS

Interested firms are requested to submit a concise Expression of Interest that includes the following information.

6.1 Firm Profile

- Legal name of firm
- Office location that would service the project
- Years in practice
- Relevant professional registrations and licenses
- Confirmation of ability to provide services in Logan Lake, BC
- Overview of firm design philosophy and approach

6.2 Relevant Experience

Provide up to three relevant projects completed within the past ten years. Preference will be given to projects that demonstrate experience with:

- Golf course clubhouses
- Recreation, hospitality, resort, or community facilities
- Food and beverage, banquet, or event spaces
- Renovations and additions to occupied facilities
- Public-facing buildings with complex user groups
- Projects requiring phasing to maintain operations
- Projects with comparable construction value, complexity, and scale
- Sustainable design and lifecycle-conscious building upgrades

For each project, include:

- Project name and location
- Client / owner
- Year completed
- Construction value
- Size in square feet or square metres
- Scope of services provided
- Key design challenges and outcomes
- Relevance to this clubhouse redesign
- Client reference, where permitted

6.3 Proposed Team, Hourly Rates and Fee Information

Identify the proposed project team and current hourly rates. Team may include but is not limited to the following:

- Principal-in-charge
- Project architect / project manager
- Key designers

Technical lead respondents should also identify:

- Whether rates are fixed for a defined period
- Reimbursable expenses and markups
- Subconsultant markups
- Billing increments
- Travel charges, if applicable
- Any assumptions affecting rates or fees

The Owner may request a detailed fee proposal from shortlisted firms at a later stage.

6.4 Approach and Methodology

Describe the proposed approach to the project which may include any of the following:

- Pre-design investigation
- Stakeholder engagement
- Functional programming
- Design option development
- Cost and budget control
- Phasing and operational continuity
- Coordination with golf operations, food and beverage, and event programming
- Code, accessibility, and permitting considerations
- Sustainability and lifecycle performance
- Quality control and document coordination

6.5 Understanding of Golf Clubhouse Design

Respondents should demonstrate an understanding of the unique design considerations associated with a golf clubhouse, including:

- First impression and arrival experience
- Relationship to the course, practice areas, and first tee
- Views to the course and landscape
- Seasonal and daily operational fluctuations
- Tournament and event hosting
- Pro shop visibility and retail performance
- Food and beverage revenue
- Locker room and washroom expectations
- Cart, bag, and service circulation
- Public, member, staff, and back-of-house separation
- Outdoor patios, terraces, and social spaces

6.7 Insurance and Legal Requirements

Respondents should confirm their ability to provide:

- Professional liability insurance
- Commercial general liability insurance
- Workers' compensation / workplace safety coverage, where applicable
- Business license, where applicable
- Professional registration in the project jurisdiction

- Conflict of interest declaration
- Confirmation of good standing with applicable professional bodies

6.8 References

Provide at least three client references for comparable projects, including:

- Client name
 - Organization
 - Role
 - Phone number
 - Email
 - Project name
 - Relationship to respondent
-

7. EVALUATION PROCESS

Submissions will be reviewed by an evaluation committee appointed by the Owner. The evaluation may include:

- Review of written EOI submissions
- Reference checks
- Interviews with shortlisted firms
- Review of comparable project examples
- Review of hourly rates and fee assumptions
- Assessment of team fit, availability, and project understanding

The Owner reserves the right to shortlist one or more respondents, request clarifications, invite selected firms to submit a detailed proposal, conduct interviews, negotiate directly with a preferred respondent, or cancel the process.

City of Kamloops

District of Logan Lake

Ltr # 126 File # 2026-011

Received: JUN 12 2026

Action CA June 16

Canada's Tournament Capital

June 11, 2026

Re: Request to Include Copper Ridge Disc Golf Course as a Venue for the 2028 Canadian National Disc Golf Championships Bid

To Mayor and Council, District of Logan Lake,

I am writing on behalf of the Kamloops Disc Golf Club, as we prepare our bid to host the 2028 Canadian National Disc Golf Championships. As part of this bid, we are hoping to include the Copper Ridge disc golf course as one of the official event venues and are respectfully seeking Mayor and Council's support and permission to do so should our bid be successful.

The 2028 Canadian National Disc Golf Championships is a premier national disc golf event bringing together Canada's top professional and amateur players to compete for national titles. Sanctioned by the PDGA, the championship represents the highest level of competition in Canadian disc golf. The event is hosted over five days and is expected to welcome up to 500 players from across the country. We are currently exploring a potential July 2028 date for the event if awarded.

The Copper Ridge disc golf course is a valued facility within the region and offers a unique and complementary layout that would enhance the overall championship experience. The Kamloops Disc Golf Club has previously hosted events at Copper Ridge with great success, and the course has proven to be a well received and highly suitable venue for championship level competition. Including this course as part of the event would allow us to showcase another outstanding community within the Thompson Nicola region while providing a high-quality competitive experience for athletes.

The Kamloops Disc Golf Club has a strong track record of delivering well organized events at both local and provincial levels, and we are committed to working closely with Mayor and Council and staff to ensure all facility requirements, scheduling needs, and community considerations are fully respected and addressed.

We respectfully request Mayor and Council's consideration of this potential partnership and would welcome the opportunity to discuss this further at your convenience. Please do not hesitate to contact me should you require any additional information.

Thank you/Kukwstsetsemc,

Jeff Topham (he/him)
Tournament Capital & Events Coordinator | City of Kamloops
910 McGill Road, Kamloops BC, V2C 6N6
P: 250-828-3316

Tournament Capital Centre: 910 McGill Road, Kamloops, BC, V2C 2C6
P: 250-828-3600 | Kamloops.ca

MAKING KAMLOOPS SHINE

 FORM_319918

Subject: A Warning to Municipalities: False Independence, Special Advisors, Democracy

~~District of Logan Lake~~
Ltr # 170 File # 0400.01

Received: JUN 01 2026

Action Cl done 16, 2026

Dear Mayor and Council,

I am writing again as part of an ongoing province-wide municipal conversation about accountability, democratic oversight, public safety, and the growing risk that senior governments may be using “independent reviews,” special advisors, emergency systems, police-aligned consultants, media narratives, housing mandates, and cost-downloading to centralize power away from local communities.

Over the past year, I have written to municipalities about E-Comm, RCMP contract policing, Crown disclosure burdens, civil forfeiture, environmental contamination, mental-health crisis response, school policing, housing interventions, and the need for municipal unity. The recent developments involving School District 61 (SD61) now show why these themes belong together.

The developments involving the Greater Victoria School Board are not simply a school-board story. They are a warning to every local government in British Columbia.

SD61: A WARNING ABOUT FALSE INDEPENDENCE

The SD61 trustees were removed after standing by their decision to end the School Liaison Officer program and pursue student safety through civilian-led, evidence-based alternatives. That decision followed extensive consultation and aligned with serious concerns raised by the BC Human Rights Commissioner about the impacts of police in schools. Yet the public narrative repeatedly framed the board as unreasonable, ideological, or unwilling to collaborate.

Now, after court proceedings and the release of text messages and emails, that narrative has been badly damaged.

The Province has agreed to quash the order removing the trustees and reinstate the elected board. The documents that came to light reportedly included communications between senior Ministry of Education staff, a special advisor appointed to SD61, and senior police officials. Some of those communications included derogatory comments about trustees, protesters, and the BC Human Rights Commissioner. A senior police official reportedly described a senior Ministry official as a “key player” after the board was removed.

This should concern every mayor and councillor in British Columbia.

The issue is no longer whether SD61 was simply difficult or ideological. The issue is whether a democratically elected local body was pressured, smeared, and removed through a process that lacked genuine independence. The same people and systems publicly claiming to act for student safety now appear connected to communications that raise serious questions about impartiality, professionalism, and democratic good faith.

The phrase “independent review” can no longer be accepted at face value. Independence must be proven.

If a special advisor has authored prior materials supporting the system under dispute, that must be disclosed. If a consultant has financial or professional ties to the policy being promoted, that must be disclosed. If senior government claims a local body is failing to collaborate, the public should be shown exactly what that means, with evidence.

Otherwise, “collaboration” becomes *coercion* by another name.

THE ADVISOR MODEL IS NOW A MUNICIPAL GOVERNANCE RISK

The SD61 case should cause every municipality to re-examine the growing use of special advisors, housing advisors, official trustees, independent reviewers, and provincially ordered reviews.

Housing supply is real. Public safety is real. School safety is real. Emergency communications are real. But real issues can still be used as entry points for centralized control if the process lacks transparency, conflict disclosure, and local democratic safeguards.

A special advisor can be helpful. A review can be necessary. A housing target can be legitimate. But each can also become a governance-risk event if it is used to frame a local government as deficient, isolate elected officials, justify structural change, or prepare the public to accept further provincial intervention.

Once an advisor is inserted, the local government may no longer be operating in a normal political environment. Internal disagreements can become evidence of dysfunction. Media coverage can become reputational pressure. Staff-council tensions can become public narratives, and in some cases may be amplified, exploited or even manufactured. Structural changes can be presented as routine modernization. Then an election arrives after the terrain has already shifted.

Municipalities should therefore treat every provincially ordered advisor process as a democratic-risk event requiring careful documentation, clear boundaries, and **peer support** from other local governments.

UNITY, RESTRUCTURING, AND ELECTION-CYCLE RISK

The SD61 board’s real offence appears to have been that it did not collapse under pressure. The trustees stood together, raised funds, went to court, and defended democratic process rather than accept a public narrative that cast them as reckless for doing their job.

In doing so, they gave students and the community a powerful lesson: evidence matters, rights matter, and democracy is worth defending even when powerful institutions try to make that difficult.

That unity mattered.

It is also why the change to SD61’s electoral model must be examined carefully. A trustee electoral area model, or ward-style model, can be legitimate in principle. Local representation matters. But timing and context also matter.

In this case, the move toward a new trustee electoral area model followed the removal of the elected board and took place while an Official Trustee was in place. Municipalities should therefore ask whether this change was made only to improve representation, or whether it also reduces the likelihood of another unified board standing together against provincial, police, or consultant pressure.

Municipalities should not reject trustee electoral areas or ward systems out of hand. But they should insist that such changes never be used as punishment, retaliation, or a quiet method of fragmenting democratic unity after elected officials refuse to comply with a centralized narrative.

The upcoming municipal election cycle gives this issue added urgency. Even lawful changes can have political consequences. Even ordinary bylaws can alter power. Even legitimate housing concerns can become leverage if used to justify broader intervention without sufficient transparency.

Municipalities currently dealing with special advisors, housing advisors, official trustees, independent reviewers, or similar interventions should support one another now. This is especially important where local “drama” begins to emerge around a council, mayor, staff relationship, procedural dispute, public-participation conflict, or governance restructuring.

When media commentary focuses heavily on personalities, tone, blunt comments, walkouts, procedural conflict, or interpersonal drama, councils should pause and ask whether the public is being shown the full structural picture.

What power is being shifted?

Who benefits from the shift?

What checks and balances are being reduced?

Why now?

What role does provincial pressure play in the broader governance climate?

What is being reported, and what is being left out?

A local government facing a provincial adviser should not be left alone to determine what is normal, excessive, or politically dangerous. Municipalities should compare notes, preserve records, share experiences, and develop professional strategies for protecting local democratic accountability.

WHEN MEDIA NARRATIVES BECOME GOVERNANCE TOOLS

The SD61 case shows that media narratives can become governance tools.

A public body can be framed as ideological, dysfunctional, unreasonable, or unsafe. Guests can repeat vague claims without being asked for evidence. Local leaders can be turned into symbols of disorder. Public confidence can be weakened before formal decisions are made. By the time an intervention occurs, much of the public may already be conditioned to accept it.

This is not about shielding elected officials from criticism. It is about ensuring criticism does not become a substitute for evidence, and that personality-based narratives do not distract the public from governance changes with long-term consequences.

Local leaders should not wait for perfect information before defending fair process. When a public figure is being smeared, especially where police-linked institutions, media amplification, or senior-government pressure may be involved, mayors and councils can still say: show the evidence, disclose the communications, declare the conflicts, and stop using reputation as a substitute for proof.

When media coverage appears one-sided, residents and local leaders can ask for corrections, request balanced coverage, engage media standards bodies where appropriate, and support independent reporting that asks

harder questions. When public officials are attacked without evidence, communities can demand specific examples rather than accepting vague claims that someone was “difficult,” “uncooperative,” or “problematic.”

That is how a community stops a smear campaign from becoming policy.

THE SAME PATTERN ACROSS DIFFERENT ISSUES

This connects directly to the issues I have raised in previous letters.

When ten South Island municipalities stood together against unfair E-Comm downloading, they demonstrated that unity can force accountability into the open. When municipalities question centralized emergency communications, they are asking who controls public safety, who pays for it, and who answers when the system fails.

When communities face RCMP contract-policing structures where local democratic oversight is limited, they are asking whether local residents can meaningfully govern the services they fund.

When Crown disclosure burdens created by senior institutions are downloaded onto municipalities through new staffing pressures, municipalities are entitled to ask why local taxpayers should pay to solve administrative bottlenecks they did not create.

When environmental contamination concerns are hidden behind federal or provincial control, municipalities are entitled to ask whether public health is being protected or managed through silence.

And when tragedies occur — whether in Saanich, Lapu-Lapu, Tumbler Ridge, or elsewhere — municipalities are entitled to demand evidence before blame, transparency before narrative, and structure before scapegoating.

The common thread is accountability.

PROTECTING THE VULNERABLE BEFORE HARM OCCURS

Accountability must also include how communities respond when vulnerable people are smeared, disbelieved, isolated, or left without protection.

In my earlier letter regarding potential collusion concerns in Kamloops, I described a situation involving a vulnerable woman connected to a home where police and bylaw, according to the RCMP, had more than 100 calls for service over several years. I warned that she had reached out for help, that she was being exploited during a serious medical and family crisis, that stolen goods and disorder were accumulating, and that a serious incident could occur if police continued to turn a blind eye.

That concern was not abstract. One incident that had been described in the attached RCMP correspondence involved stolen property reportedly being tracked by GPS to the home. Police attended, spoke with apparent residents, left without immediately recovering the stolen item, and later returned after stolen goods had been placed in a bag at the end of the driveway. In the context of more than 100 calls for service, this raises a serious question: if that situation did not trigger a warrant application, surveillance, escalation, or stronger coordinated intervention, were police in Kamloops trying to turn a blind eye? What threshold were they waiting for?

Later, someone died at that home. The state's response then appeared to shift toward civil forfeiture, investigating victims, and painting the vulnerable homeowner as the problem rather than asking why meaningful protective intervention had not occurred sooner. The vulnerable woman was further charged in relation to stolen goods, despite the broader context suggesting she may have been exploited by others. I was also investigated by local municipal police in relation to the incident and later charged with harassing communications after trying to explain my side of events during calls that police had invited, then repeatedly disconnected without meaningful reason or explanation.

That situation is not identical to SD61 or to any local governance dispute. But it is connected by a shared moral failure: powerful systems can appear to tolerate harm while it grows, then act quickly to protect themselves once the consequences become visible.

The same pattern can appear in public life. When a woman in elected office is subjected to a sustained reputational attack, local leaders should *not* wait until a court vindicates her before asking whether the public narrative is fair.

Nicole Duncan and the SD61 trustees were not proven reckless by the public narrative against them. They were vindicated after standing together through it. The board did what educators are supposed to do: they resisted tribalism, protected students, acted on evidence, defended democratic process, and refused to let social sorting decide whose safety mattered.

Smear campaigns are not only reputational attacks. They are governance tools. They teach the public who is allowed to lead and who is to be treated as disposable. They discourage others from running for office. They make vulnerable people quieter. They make honest leaders more isolated.

Former Saanich Mayor Richard Atwell also raised concerns years ago about the way police and media narratives were used against him while he was in office. Whether one agrees with every claim made in that case or not, municipalities should now be able to see the pattern more clearly: local leaders who challenge institutional power can be stigmatized, mocked, isolated, and reframed as the problem.

The SD61 revelations should change how every council responds to that tactic.

A CALL FOR MUNICIPAL SAFEGUARDS

I am not asking municipalities to reach criminal conclusions today. I am asking you not to wait until a court has to force the truth into the open before recognizing the pattern.

Every municipality should now review its relationship with provincial special advisors, external consultants, police-linked safety experts, housing advisors, and so-called independent reviews. This is especially urgent for local governments already dealing with provincial intervention, policing disputes, emergency-service downloading, housing mandates, environmental concerns, school-board disputes, or governance reviews.

At minimum, municipalities should consider adopting the following safeguards:

1. Require full conflict-of-interest disclosures from all provincial special advisors, housing advisors, consultants, safety experts, review-panel members, and organizations presented as independent experts.

2. Require written mandates for any special advisor or provincial appointee, including clear limits on authority, reporting obligations, communication rules, and public transparency requirements.
3. Request preservation and disclosure of communications between all senior officials, agencies, consultants, special advisors, housing advisors, and external stakeholders involved whenever local democratic authority is being challenged.
4. Refuse to treat police-linked, consultant-linked, or politically connected organizations as neutral simply because they are described as “experts.”
5. Use UBCM and regional tables to share experiences with special advisors, independent reviews, cost-downloads, provincial pressure tactics, housing mandates, and media narratives used against elected officials.
6. Establish a shared municipal protocol for special advisors and provincially ordered reviews, including intake procedures, communication logs, conflict disclosures, council briefings, public updates, and peer support from other municipalities that have already experienced similar interventions.
7. Demand a fully independent public inquiry or review into the SD61 process, including Ministry communications, police communications, advisor independence, consultant conflicts, the role of Safer Schools Together, and the decision-making that led to the removal of an elected board.
8. Develop community standards for responding to reputational attacks against elected officials, especially women, senior citizens and other leaders who may be targeted through stigma, mockery, or vague allegations instead of evidence.
9. Identify leadership skills in the community and encourage credible local leaders, educators, advocates, workers, parents, and residents to run for municipal and school-board office so that communities are not left dependent on insider networks or recycled institutional narratives.
10. Support mentorship between experienced and new candidates so that fresh faces can enter public life without being isolated, smeared, or captured by existing power networks.

CONCLUSION: THE REAL PRICE IS BECOMING VISIBLE

The upcoming municipal election cycle is an opportunity to strengthen local democracy before more damage is done. Fresh candidates should be encouraged. Experienced leaders should mentor them. Councils should speak with one another openly. Communities should ask who is defending local authority and who is quietly accepting centralized control.

The SD61 trustees have shown what democratic resilience looks like. They stood together under extraordinary pressure, and they were vindicated. Municipalities should honour that example by making sure no local government, school board, or elected official is ever again isolated and overpowered through hidden coordination, reputational attacks, or the misuse of supposedly independent processes.

This is not about left or right. It is not about one school board, one municipality, one ministry, or one mayor. It is about whether democratic institutions in British Columbia still belong to the people who elect them.

It is also about whether communities are willing to protect the vulnerable before harm occurs, not only express regret afterward. That includes vulnerable homeowners, victims of exploitation, families in crisis, students affected by school policing, women in public life, and elected leaders who are smeared for refusing to comply with institutional pressure.

Bad actors rely on tribalism. They rely on communities dividing quickly, judging quickly, and abandoning people before evidence is known. The SD61 trustees and their supporters taught the opposite lesson. They showed that unity, evidence, and courage can defeat a false narrative.

That is a lesson worth carrying into every council chamber in this province.

British Columbians already pay some of the highest costs for housing, energy, insurance, policing, emergency services, and basic survival. But the deeper price is now becoming visible: loss of democratic control, weakened trust, endangered children, vulnerable people left unprotected, and public institutions that appear more focused on protecting themselves than protecting people.

That price is too high.

Municipalities remain the closest democratic institutions to the people. That gives you both a burden and an opportunity. By standing together, demanding transparency, defending fair process, protecting vulnerable people, sharing information about special advisors, and refusing to accept false independence at face value, you can help restore public trust before more harm is done.

Thank you for your service to your communities, and for your continued attention to these issues.

Respectfully,

Philip Perras
220-2614 Bridge Street
Victoria, BC
V8T 4S9

philip_perras@hotmail.com



65 Cedar Pointe Drive, Suite 144
 Barrie, ON L4N 9R3
 1.888.421.0665
 www.emergencymgt.com

District of Logan Lake

Ltr # 177 File # 7130.01

Received: **JUN 04 2026**

Action CI June 16, 2026.

Mayor and Council
 #1 Opal Drive,
 Logan Lake, BC, V0K 1W0

Greetings,

Municipalities and regional districts across British Columbia are preparing for the implementation of new requirements under the Emergency and Disaster Management Act (EDMA), including emergency planning, hazard and risk assessments, business continuity planning, and enhanced preparedness activities.

At Emergency Management Group Inc. (EMG), we understand the operational and staffing pressures many municipalities face while working to meet evolving provincial requirements and increasing emergency management expectations. Our team provides practical, scalable emergency management support tailored to the unique needs and capacity of local governments and public-sector organizations.

EMG's services include:

- Emergency Management Program Reviews
- Emergency Plan Development and Updates
- Hazard, Risk and Vulnerability Assessments (HRVA)
- Business Continuity Planning
- EOC Training and Exercises
- Evacuation Planning
- Climate and Wildfire Preparedness Support

We recognize that every municipality faces different operational realities and priorities. Our approach is collaborative, practical, and focused on supporting long-term organizational resilience and preparedness.

Enclosed is a brief overview of EMG's services and capabilities. We would welcome the opportunity to discuss how EMG may be able to support your municipality as these new provincial requirements continue to evolve.

Thank you for your time and consideration.

Sincerely,

Darryl Culley, President



SUPPORTING BC MUNICIPALITIES WITH EMERGENCY MANAGEMENT REQUIREMENTS

Practical Emergency Management Support for Local Governments

Municipalities across British Columbia are preparing for evolving emergency management requirements under the Emergency and Disaster Management Act (EDMA). EMG provides practical, scalable support tailored to local government operational realities, staffing capacity, and community risk profiles.

How EMG Can Support Your Municipality

Emergency Management Planning

- Emergency Plan Development & Updates
 - Emergency Management Program Reviews
 - Recovery Planning
 - Public Notification & Preparedness Support
-

Hazard & Risk Assessment

- Hazard, Risk & Vulnerability Assessments (HRVA)
 - Climate & Wildfire Risk Planning
 - Critical Infrastructure & Operational Risk Reviews
 - Community Resilience Planning
-

Training & Exercises

- Emergency Operations Centre (EOC) Training
 - Tabletop & Functional Exercises
 - Incident Management Support
 - Leadership & Coordination Exercises
-

Business Continuity & Operational Readiness

- Business Continuity Planning
 - Continuity of Operations Support
 - Organizational Preparedness Assessments
 - Operational Gap Analysis
-

Why Municipalities Work With EMG

- Practical and operationally focused approach
- Experience supporting municipalities and public-sector organizations
- Flexible support tailored to community size and capacity
- Collaborative and scalable project delivery
- Focus on realistic and defensible solutions

Connect With Our Team

EMG would welcome the opportunity to discuss how we can support your municipality in preparing for upcoming emergency management requirements and strengthening long-term organizational resilience.

To learn more or schedule a discussion with our team:

www.emergencymgt.com

1.888.421.0665

dculley@emergencymgt.com



Be Ready. Scan Me





RESOURCE BREAKFAST SERIES

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(604) 343-4847

District of Logan Lake

May 28, 2026

Mayor and Council
District of Logan Lake
Box 190, #1 Opal Drive
Logan Lake, BC V0K 1W0

Utr# 179 File # 0220.02

Received: JUN 05 2026

Action On June 16, 2026

Dear Mayor and Council,

Re: Invitation to the 13th Annual Resource Breakfast Series – September 15, 16, and 17, 2026

It is my pleasure to invite you to the 13th Annual Resource Breakfast Series scheduled for September 15, 16, and 17, 2026 at the Terminal City Club in Vancouver, B.C. The Resource Breakfast Series brings together B.C. Resource Ministers, local area governments, and natural resource sector leaders for discussions on current developments and future priorities in B.C.'s natural resource sectors.

Event Details:

Date:	September 15, 16, and 17	Location:	Terminal City Club, Vancouver
Time:	7:00 – 8:30 am	Dress Code:	Business
Style:	Plated Breakfast	Government Pricing:	\$27.00 + tax per breakfast

Registration: Scan the QR code below.

The Annual Resource Breakfast Series offers a focused forum for meaningful discussion, featuring timely presentations on key developments in B.C.'s natural resource sector. Speaker announcements will follow shortly.

This invitation only series brings together local and provincial government officials with select sponsors. Tickets are sold per breakfast, with local government asked to limit attendance to two seats per Municipal Council or Regional District to support participation from across the province.

We look forward to welcoming you. Please reach out to events@c3alliance.ca if you have any questions.

Sincerely,

Sarah Weber, P.Geo., MBA
President & CEO,
C3 Alliance

Scan for Registration:



Prud by
Hosted By:  C3 Alliance

District of Logan Lake

Ltr # 183 File # 0390.20.UBC

Received: JUN 11 2026

Nicole Owen

Action

From: IGRS UBCM Meeting Requests IGRS:EX <IGRS.UBCM.MeetingRequests@gov.bc.ca>
Sent: June 11, 2026 9:35 AM
Subject: Deadline Reminder: 2026 UBCM Convention - Meeting Requests with Honourable Premier Eby and Provincial Cabinet Ministers
Attachments: 2026 UBCM Convention Provincial Appointment Book.pdf

2026 UBCM Convention: September 14 – 18, 2026, Vancouver, B.C.

This message is for all Union of BC Municipalities (UBCM) Member local governments and First Nations.

This is a reminder regarding the deadline for UBCM Members to request a meeting with the Honourable Premier David Eby and Cabinet Ministers at the upcoming UBCM Convention.

The deadline for requesting a meeting is **Wednesday, June 24, 6:00 pm PST.**

For ease of use, please see the attached **Provincial Appointment Book** for links to the 2026 UBCM Meeting Request sites and the invitation codes.

If you have any questions, please contact the Premier's UBCM Meeting Request Coordinators by email at: UBCM.Meetings@gov.bc.ca or by phone at: 250 213-3856.

Requests for virtual meetings with Ministry, Agency, Commission, and Corporation (MACC) staff will continue to be taken until **Wednesday, August 5, 6:00 pm PST.**

Note: As contact information is provided by CivicInfo BC, please ensure the contact information for your organization is updated regularly to receive all communications.

Thank you.

Birgit Schmidt, Director
IGRS UBCM Convention Lead
 Local Government Relations
 Intergovernmental Relations Secretariat
 (T): 778-405-1784 | IGRS.UBCM.MeetingRequests@gov.bc.ca

Offering acknowledgement in respect of the Lekwungen People, traditional keepers of this land on which I live, work and play.



Council Report

To: Mayor and Council

From: Wade Archambault, Chief Administrative Officer

Date: June 16, 2026

Re: Ironstone Ridge Subdivision - Phase 4A Award Recommendation

BACKGROUND:

At the May 5, 2026, regular meeting of Council, the following recommendation was passed:

“THAT Council authorize Administration to proceed to tender for Phase 4A of the Ironstone development in Logan Lake, in accordance with the District’s procurement policies and approved project budget.”

Following this resolution, a Negotiated Request For Proposal (NRFP) was issued with a closing date for submissions by June 5, 2026, at 2:00 pm.

DISCUSSION:

There was eight (8) proposals received prior to the (NRFP) closing. The eight proposals were evaluated and scored in accordance of the criterion established in sections 4 and 5 of the NRFP. Per the evaluation criteria, the top three proposal scores are summarized below in Table 1.

Table 1: Current Phase 43C Budget Estimate

Budget Item	Proposal Score (Out of 100)
Bennett Contracting Ltd.	94
Infracon Construction Inc.	93
BA Dawson Blacktop Ltd.	88

After a review of the submission, review and clarification of pricing and terms of value added the total bid price has come to \$2,394,259.97 (excluding GST).

Based on the results of the proposal evaluations, Bennett Contracting was determined to be the highest - ranked proposal. References were contacted and provided positive comments and spoke to success on previous projects involving similar work. It is recommended that the District select Bennett Contracting Ltd. As the preferred proponent for the Ironstone Ridge Phase 4A Subdivision construction project.

OPTIONS:

1. Approve awarding the contract to complete construction of Ironstone Ridge Residential Subdivision, Phase 4A, to Bennett Contracting Ltd. at a cost of \$2,394,259.97 (Exclusive of GST).
2. Take no action at this time.

RECOMMENDATION:

THAT Council approve awarding the contract to complete construction of Ironstone Ridge Residential Subdivision, Phase 4A, to Bennett Contracting Ltd. at a cost of \$2,394,259.97 (Exclusive of GST).

Respectfully submitted,



Wade Archambault
Chief Administrative Officer

Appendix A – TRUE Consulting Recommendation Letter



June 11, 2026

Our File: 992-608

District of Logan Lake
PO Box 190, #1 Opal Drive
Logan Lake, BC V0K 1W0

Attn: Wade Archambault, CAO

RE: *Ironstone Ridge Phase 4A Subdivision – Recommendation of Award*

Proposals for the above-noted project were opened at the TRUE Consulting office on Friday, June 5, 2026 at 2:00 pm. A total of eight (8) proposals were received prior to closing time. This project was listed publicly on BC Bid as a Negotiated Request for Proposal (NRFP) on behalf of the District of Logan Lake (the District).

The proposals were evaluated by Dave Underwood (TRUE), Wade Archambault (District), and Mel Bohmer (District). Proposal evaluations were completed in accordance with Section 4 and 5 of the NRFP. Per the evaluation criteria, 65 of the available 100 points were associated with price (45) and schedule (20).

The submitted prices have been audited. The individual criterion score for Proposal Price was calculated for each proponent in accordance with the published NRFP formula. The individual criterion score for Schedule was then calculated for each proponent in accordance with the published NRFP schedule matrix. Once points were awarded for price and schedule, it was observed that the leading four (4) proposals were within 10 points of each other, whereas the lower four (4) were at least 15 points behind. As such, the leading four proposals were then evaluated against the remaining evaluation criteria, consisting of Team Qualifications (10), Project Experience (10), Project Plan (10), and Innovation / Value Add (5).

A consensus meeting was held between the evaluation team members. The top three proposal scores are summarized below.

PROPONENT	PROPOSAL SCORE (OUT OF 100)
Bennett Contracting Ltd.	94
Infracon Construction Inc.	93
BA Dawson Blacktop Ltd.	88

2089 Falcon Road ■ Kamloops BC ■ V2C 4J2 ■ www.true.bc.ca ■ tel 250.828.0881

ENGINEERING ■ PLANNING ■ URBAN DESIGN ■ LAND SURVEYING

District of Logan Lake
Attn: Wade Archambault, CAO

2 of 2

Our File: 992-608

Based on the results of the proposal evaluations, Bennett Contracting Ltd. was determined to be the highest-ranked proposal. References were contacted and provided positive comments and spoke to success on previous projects involving similar works.

Bennett Contracting Ltd. was contacted by the evaluation team (Dave Underwood) to gain additional information and clarity regarding its submission. The meeting provided the clarity the evaluation team was seeking, and confirmed that Bennett has a good understanding of the scope of the project and schedule requirements. The proposed schedule identifies a contract completion date of October 30, 2026.

It is recommended that the District of Logan Lake select Bennett Contracting Ltd. as the Preferred Proponent for the Ironstone Ridge Phase 4A Subdivision construction project.

Please review the above and do not hesitate to contact the undersigned should you have any questions. If the recommendation is acceptable, we would be pleased to prepare the documentation to complete the award process.

Yours truly,

TRUE CONSULTING



Dave Underwood, P.Eng.

DU/mm

R:\Clients\900-999\992\992-608\02 Correspondence\Outgoing\District Of Logan Lake\992-608-Doll-Archambault-Recommendation Of Award-2026 06 11.Docx



Council Report

To: Wade Archambault, Chief Administrative Officer

From: Laurel Grimm, Director of Corporate Affairs

Date: June 19, 2026

Re: General Local Election 2026 – Appointment of Chief and Deputy Chief Election Officer and Public Information Session

BACKGROUND:

General local elections in British Columbia are held every four years pursuant to the *Local Government Act*. The next General Local Election will be held on Saturday, October 17, 2026.

Section 58 of the *Local Government Act* requires Council to appoint a Chief Election Officer for the administration and conduct of local government elections and assent voting. Council may also appoint a Deputy Chief Election Officer to assist with election administration and to act in the absence of the Chief Election Officer.

The Chief Election Officer is responsible for overseeing all aspects of election administration, including:

- Establishing election procedures in accordance with applicable legislation;
- Preparing and publishing required notices;
- Receiving nomination documents;
- Recruiting and training election officials;
- Conducting advance and general voting opportunities;
- Determining ballot counting procedures;
- Declaring election results; and
- Ensuring compliance with the *Local Government Act* and all related regulations.

The appointment of election officials at this time will allow Administration to begin planning and preparations for the 2026 General Local Election.

DISCUSSION:

The Chief Election Officer will review existing election procedures, establish a project timeline, prepare the required Election Bylaw amendments (if necessary), coordinate staff training, and make arrangements for voting opportunities and election equipment.

In accordance with the *Local Government Act*, the Chief Election Officer may appoint additional election officials as required to ensure the successful administration of the election.

2026 Key Dates:

January 1, 2026	Election period begins for campaign financing purposes.
July 20, 2026	Pre-campaign period begins.
July 31, 2026	Deadline to register an elector organization.
August 18, 2026	Deadline for advance voter registration with Elections BC.
September 1, 2026 (9:00 a.m.)	Nomination period opens.
September 11, 2026 (4:00 p.m.)	Nomination period closes.
September 11, 2026	Declaration of Candidates.
September 18, 2026 (4:00 p.m.)	Candidate withdrawal deadline.
September 19, 2026	Official campaign period begins.
October 7, 2026	Advance voting opportunity.
October 17, 2026	General Voting Day (Election Day).

Proposed Information Session

Administration is also looking to host an Open House/Information Session including a "So You Want to Run for Council?" session with Allison Habkirk. Ms. Habkirk is a respected local government specialist with over 30 years of experience as a local government professional, elected official, educator, and trainer. Ms. Habkirk has worked with more than 90 local governments and First Nations throughout British Columbia and has extensive experience delivering governance and elected official training programs.

The proposed two-hour session would provide prospective candidates and interested residents with practical, non-partisan information regarding:

- The roles and responsibilities of the Mayor and Council;
- Governance and decision-making processes;
- The relationship between Council and Administration;
- Time commitments and expectations of elected office;
- Financial stewardship, ethics, and conduct requirements;
- Election rules, nomination requirements, and campaign regulations.

Ms. Habkirk has indicated a fee of approximately \$900 plus travel-related expenses to deliver the session. Administration is proposing partnering with the Logan Lake Lions Club to host the event who have already contributed \$1000 towards the expenses.

The timing of this initiative is particularly beneficial as the 2026 General Local Election is expected to include an assent vote regarding the continuation of the TV Society Tax. Hosting a public information session focused on local government governance and decision-making will provide residents with additional context regarding how municipal services are funded, the role of Council in financial stewardship, and the importance of informed participation in local elections and assent voting opportunities. While the session will not advocate for any particular position, it will support voter awareness, information and civic engagement leading up to the election.

FINANCIAL IMPLICATIONS:

It is estimated that this election and assent vote will incur expenses of approximately \$15,000. Funding for election administration has been included within the 2026 operating budget. Costs associated with the election may include staffing, election materials, advertising, training, facility rentals, ballot printing, technology, and other election-related expenses.

Remuneration rates from the 2018, 2022, 2023 and 2024 Local Elections were as follows: CEO \$1,200; DCEO \$900; Election Official \$600. These rates were somewhere in the middle of the comparables as sourced from other municipalities during the 2018 review.

OPTIONS:

- 1) THAT Laurel Grimm be appointed as Chief Election Officer and Wade Archambault be appointed as Deputy Chief Election Officer for the 2026 District of Logan Lake Local Government General Election with the following remuneration CEO \$1,200; DCEO \$900 and EO \$600.
- 1. Provide alternate direction to staff.

RECOMMENDATIONS

- 2) THAT Laurel Grimm be appointed as Chief Election Officer and Wade Archambault be appointed as Deputy Chief Election Officer for the 2026 District of Logan Lake Local Government General Election with the following remuneration CEO \$1,200; DCEO \$900; EO \$600.

AND FURTHER THAT the Chief Election Officer be authorized to appoint election officials as necessary to conduct the election in accordance with the Local Government Act.

Respectfully Submitted,



Laurel Grimm
Director of Corporate Affairs



Approved for Council Consideration
Chief Administrative Officer

Attachments: Election Procedures Bylaw 832, 2018 (c)
Allison Habkirk Short Bio 2025

Consolidated:
June 21, 2022

DISTRICT OF LOGAN LAKE

BYLAW NO. 832, 2018

A bylaw to provide for the conduct of Local Government Elections, By-elections and Other Voting in the District of Logan Lake.

WHEREAS pursuant to the provisions of the *Local Government Act*, Council may by bylaw, determine various procedures and requirements to be applied in the conduct of Local Government Elections, By-elections and Other Voting;

AND WHEREAS Council wishes to establish various procedures and requirements for the conduct of Local Government Elections, By-elections and Other Voting;

NOW THEREFORE the Council of the District of Logan Lake, in open meeting assembled enacts as follows:

1. Title

This bylaw may be cited as "District of Logan Lake Election Procedures Bylaw 832, 2018.

2. Definitions

In this bylaw the following definitions apply:

Bylaw Enforcement Officer means the officer(s) or employee(s) appointed by the Council of the District of Logan Lake;

Chief Election Officer means the person appointed by the Council of the District of Logan Lake in the year of the said election;

Council means the Council of the District of Logan Lake;

Deputy Chief Election Officer means the person appointed by the Council of the District of Logan Lake in the year of the said election;

District means the District of Logan Lake;

Election Headquarters means the Fire Hall located at 120 Chartrand Place, Logan Lake, BC, or other location where voting procedures are being conducted at the discretion of the Chief Election Officer;

Election Officials means the persons so appointed by the Chief Elections Officer to assist in the conduct of the elections;

Election Event Sign means a sign erected for a specified period of time announcing or advertising an election related event of limited duration, including but not limited to campaign rallies, all candidate meetings, vote information and voting place locations;

Election Sign means a sign identifying any candidate, group of candidates, elector organizations, or political party or issue for a General Local Government Election, by-election and/or other voting opportunity conducted within the District of Logan Lake;

Elector means a resident elector or non-resident property elector of the District of Logan Lake;

General Local Government Election means the election for the office of Mayor and all Councillors of the District, which must be held in October 2018, and every fourth year thereafter, in October;

General Voting Day (GVD) means:

(a) for a General Local Government Election, the third Saturday of October in the year of the election;

(b) for by-elections and other voting, the dates as determined by the Chief Elections Officer in accordance with the *Local Government Act*; and

Definitions contained in Parts 3 and 4 of the Local Government Act apply to this Bylaw.

“Bylaw 891”

Other Voting means voting on a matter referred to in Part 4, Division 1 of the *Local Government Act*.

3. Application

This bylaw applies to all District elections, by-elections and/or other voting opportunities required or permitted to be held under the *Local Government Act*.

4. List of Electors

For the purpose of this bylaw, the District’s List of Electors as prepared and maintained under the direction of the Chief Elections Officer shall be used in the conduct of all District elections, by-elections or Other Voting opportunities.

5. Additional General Voting Opportunities

The Chief Elections Officer may:

- (a) establish additional voting opportunities for General Voting Day for each election and other voting opportunity; and
- (b) designate the voting places and voting hours, within the limits outlined in the *Local Government Act*, for additional general voting opportunities.

6. Advance Voting Opportunities

Advance voting opportunities must be held, for each election and/or other voting on the 10th day before General Voting Day from 8:00 am to 8:00 pm.

7. Additional Advance Voting Opportunities

An additional advance voting opportunity for all qualified electors and to accommodate the Teck Highland Valley Copper mine employees, shall be determined by the Chief Elections Officer in the year of the said election, by-election or other voting opportunity.

8. Mail Ballot Voting

8.1 Authorization

Voting may be done by mail ballot and registration of election may be done by mail in conjunction with mail ballot voting.

“Bylaw 891”

8.2 Application Procedure

- (a) A person wishing to vote by mail ballot may apply in writing by providing their name and address to the Chief Elections Officer, during the period commencing seven (7) days before the first day of advance voting and ending at 4:00 pm on the date two (2) days before General Voting Day;
- (b) Upon receipt of a request for a mail ballot, the Chief Elections Officer shall, between the first day of advance voting and 4:00 pm on the date two (2) days before the General Voting Day:
 - (i) make available to the applicant by mail or in person, a mail ballot package containing the ballots, forms, envelopes and other documents required under the *Local Government Act*; and
 - (ii) immediately record and, upon request, make available for inspection the name and address of the person to whom the mail ballot package was issued.

8.3 Voting Procedure

- (a) In order to vote using a mail ballot, the elector must mark the ballot in accordance with the instructions contained in the mail ballot package provided by the Chief Elections Officer;

- (b) After marking the mail ballot, the elector must:
- (i) place the mail ballot in the secrecy envelope provided and seal the secrecy envelope;
 - (ii) place the secrecy envelope in the certification envelope and complete and sign the certification printed on such envelope, and then seal the certification envelope;
 - (iii) place the certification envelope, together with a completed elector registration application, if required, in the outer envelope (return envelope), and then seal the outer envelope; and
 - (iv) mail or have delivered, the mail ballot package to the Chief Elections Officer at election headquarters so that it is received no later than the close of voting on General Voting Day.

8.4 Ballot Acceptance or Rejection

- (a) Upon receipt of mail ballot packages before the close of voting on General Voting Day, the Chief Elections Officer shall record the time and date of its receipt and shall examine the certification envelope;
- (b) If the Chief Elections Officer is satisfied as to:
 - (i) the identity and entitlement to vote of the elector whose ballot is enclosed; and
 - (ii) the completeness of the certification, shall mark the certification envelope as "accepted" and shall mark the voting book to indicate that the elector has voted;
- (c) The unopened certification envelope marked as "accepted" shall remain in the custody of the Chief Elections Officer until the close of voting on General Voting Day, at which time the Chief Elections Officer shall, in the presence of at least one other election official, in addition to any scrutineers present:
 - (i) open the certification envelope;
 - (ii) place the unopened secrecy envelopes together in a ballot box;
 - (iii) open the secrecy envelopes; remove the ballots within and mix them into the existing ballots;
- (d) The Chief Elections Officer shall retain all certification envelopes together with the voting books and for the purposes of document retention and destruction, shall treat the certification envelopes in the same manner as a voting book;
- (e) If:
 - (i) upon receipt of a mail ballot package, the Chief Elections Officer is not satisfied as to the identity of the elector whose ballot is enclosed or the completeness of the certification; or
 - (ii) the mail ballot package is received by the Chief Elections Officer after the close of voting on General Voting Day, the certification envelopes shall remain unopened and the Chief Elections Officer shall mark such envelope as "rejected" and shall note the reasons for the rejection.
- (f) Any certification envelopes and their contents rejected in accordance with Section (e) above, shall remain unopened and shall not be counted in the election.

8.5 Challenge of Elector

Between the time an elector requests a mail ballot package and the time that a mail ballot package is hand delivered or mailed to the elector requesting it, the elector's right to vote may be challenged in accordance with *Local Government Act*.

8.6 Replacement of Spoiled Ballot

- (a) Where an elector unintentionally spoils a mail ballot before returning it to the Chief Elections Officer, the elector may request a replacement ballot by advising the Chief Elections Officer of the spoiled ballot and by mailing or otherwise delivering by an appropriate means, the spoiled ballot package in its entirety to the Chief Elections Officer at election headquarters.
- (b) The Chief Elections Officer shall, upon receipt of the spoiled mail ballot package, record such fact and issue a new mail ballot package to the elector.

9. Order of Names on the Ballot

The names of candidates on the ballots must be arranged alphabetically by their surnames; and if 2 or more candidates have the same surname, the names of those candidates must be arranged

alphabetically in or order of their first given names.

10. Resolution of Tie Votes after Judicial Recount

In the event of a tie vote after a judicial recount, the tie vote will be resolved by conducting a lot in accordance with the requirements of the *Local Government Act*.

11. Signs

11.1 Signs on Municipal Property

Election signs and/or posters for declared 'Candidates', are permitted on municipal boulevards excluding parks, public facilities and/or buildings; but are not permitted across any street, curb or sidewalk, or on any post, pole, traffic control or street sign, fire hydrant or fence."

11.2 Signs on Private Property

Any election signs on private property must comply with the provisions of this bylaw and can only be erected or placed on private property with the owner's permission.

11.3 General Regulations

- (a) Election signs for the purpose of a General Local Government Election, by-election and/or other voting opportunity, are permitted on private and public property only within the municipal election period beginning with the start of the nomination period and ending following General Voting Day;
- (b) A person or unincorporated organization must not display any election signs or election event signs within 100 meters of the election headquarters where voting procedures are being conducted at the time;
- (c) All election signs are permitted only if they do not obscure the line of vision from a street, access road or sidewalk to incoming traffic. The line of vision shall be measured at a distance of 8.0 meters back along both abutting and intersecting streets along the abutting property lines;
- (d) An election event sign shall:
 - (i) be placed so as not to obstruct, hinder or in any way interfere with the use by drivers of motor vehicles and pedestrians on abutting streets or walkways;
 - (ii) shall not exceed an area of 3.0 m² or a maximum height of 2.5 m; and
 - (iii) remain only for the period that the election event is scheduled.

12. Enforcement and Offences

12.1 The Chief Elections Officer is hereby authorized to enforce the provision of this bylaw;

12.2 The Chief Elections Officer may order the removal of a sign which does not conform to this bylaw and upon removal will:

- (i) make a reasonable attempt to identify and notify the candidate or owner of the sign;
- (ii) store the sign for a period of one week;
- (iii) following the expiration of the one week period, destroy or otherwise dispose of the sign.

12.3 Upon direction by the Chief Elections Officer, the Bylaw Enforcement Officer shall have the right of entry and may enter onto any land at all reasonable hours in order to ascertain whether the provisions of this bylaw are being carried out.

12.4 No person shall interfere with or obstruct the entry of any authorized District representative onto any land to which entry is made or attempted pursuant to the provisions of this bylaw.

13. Penalties and Offences

13.1 Every person who violates any of the provisions of this bylaw or suffers or permits any act or thing to

be done in contravention or in violation of any of the provisions of this bylaw, or who neglects to do or who refrains from doing anything required by the bylaw shall be deemed to be guilty of an infraction thereof and liable to the penalties imposed.

13.2 Every person who violates a provision of this bylaw commits an offence and is liable for payment of the following penalties:

- (i) Signs on public property (11.1) \$25.00
- (ii) Signs on private property without permission (11.2) \$25.00
- (iii) Signs on property outside of the municipal election period (11.3(a)) \$25.00
- (iv) Signs on property within 100 meters of election headquarters where voting procedures are being conducted (11.3(b)) \$50.00
- (v) Signs obstructing a line of vision (11.3(c)) \$50.00
- (vi) Signs not removed after election period (11.3(d)) \$50.00

14. General and Effective Date

14.1 District of Logan Lake Election Bylaw 683, 2011 and all amendments thereto are hereby repealed.

14.2 This bylaw shall come into full force and effect upon adoption.

READ A FIRST AND SECOND TIME this 13th day of March, 2018.

READ A THIRD TIME this 13th day of March, 2018.

RECONSIDERED AND ADOPTED this 27th day of March, 2018.

Mayor (R. Smith)

M. Miles (Corporate Officer)

INDEX OF AMENDING BYLAWS

Bylaw 891, 2022Adopted June 21, 2022

Note to Users

"WHEREAS each bylaw consolidation shall be proof, in the absence of evidence to the contrary, of the original bylaw, of all bylaws amending it and of the fact of adoption of the original and all amending bylaws", pursuant to 'Authority to Consolidate Municipal Bylaws No. 655, 2009', which was adopted on the 3rd day of November, 2009.

Certified a true and correct copy this ____ day of _____, 20 ____.

Corporate Officer
District of Logan Lake



Allison Habkirk

Local Government Specialist

Skills

Leadership
Development

Facilitation

Elected Official
and Staff Training

Strategic Planning

Experience

Allison Habkirk, BA, MA (Planning), MPA, MCIP has over thirty years of experience in local government as a professional, elected official, and educator. Allison is a Registered Planner who has worked as a staff planner, consultant, and trainer for more than 90 local governments and First Nations as well as the Province of BC, the Local Government Management Association and numerous local government related organizations.

Allison served as Mayor and Councillor for the District of Central Saanich for three terms of office.

Ms. Habkirk is an Instructor with Capilano University and was an Adjunct Assistant Professor in the School of Public Administration at the University of Victoria. Allison also served as Program Manager for the Local Government Leadership Academy.

Ms. Habkirk is the recipient of the University of Victoria, School of Public Administration Alumni Award for Excellence in the Public Sector and the Planning Institute of B.C. Award for Outstanding Accomplishments in the Field of Planning.

A lifelong learner, Allison completed courses in leadership training and governance at the Harvard Kennedy School of Government and the University of Helsinki, Finland.

Allison worked on four missions in Amman, Jordan with the Federation of Canadian Municipalities (FCM) and Global Affairs Canada on the Jordan Municipal Support Project and recently returned from Sri Lanka where she is working with the FCM on the Women in Local Leadership Project in Sri Lanka.

Contact

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OFFICIAL COMMUNITY PLAN

DISTRICT OF LOGAN LAKE

June 2026
Bylaw 963, 2026



PREPARED FOR:

District of Logan Lake
1 Opal Drive, PO Box 190
Logan Lake, BC V0K1W0

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File: 0409.0072.01

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PART 1 INTRODUCTION & BACKGROUND

This part describes the vision and community goals, the planning process, and the legal requirement for the OCP. It also provides the history of Logan Lake and an overview of key community characteristics, including demographics, economic context, development patterns, infrastructure, and the regional setting.



1.0 INTRODUCTION

The District of Logan Lake has undertaken an update to its Official Community Plan (OCP), the community's primary bylaw which sets the vision and directs other policy, including the Zoning Bylaw. It speaks to the location and characteristics of future residential, industrial, commercial, and park land use. The OCP also directs how Logan Lake protects its environment and reduce Greenhouse Gas emissions (GHGs); how it plans to develop a sustainable economy; and how it plans to encourage the development of a range of suitable housing types which support the varied demographics of the area.

The District of Logan Lake's last OCP was adopted in 2010. Given changes in the community and at the regional, provincial and national level, it is important that the document be updated to enable the District to respond to development and community issues with more current perspectives. This update aims to align this key bylaw with the present-day context and vision for Logan Lake and streamline it to increase its utility as well as meet new provincial requirements for housing planning.

1.1 BACKGROUND

The District of Logan Lake is a district municipality located in south-central British Columbia approximately 50 km southwest of Kamloops in the scenic Highland Valley region. With a modest but growing population of just under 2,500 people, the municipality also administers a large geographical area of 324 km² which includes an urban townsite at the east end of the District with a rural area, featuring the Highland Valley Copper Mine in the central and western portions of the District.

The community was founded in 1970 to support nearby mining operations and was incorporated as a Village the same year. It gained District Municipality status in 1983. Today, while Logan Lake continues to serve as a residential hub for workers at the Highland Valley Copper Mine (one of the largest copper mining operations in Canada) it has also emerged as a tourism destination and a place to live for retirees and for people working in Kamloops to live.

This update to Logan Lake's Official Community Plan (OCP) is driven by several intersecting factors. The community's population is growing, attracting a mix of young families and seniors to move to the community. This is creating demand for recreational areas, housing and services for families while also seeing high demand for market and non-market seniors' housing, sustained and expanded health services, and age-friendly infrastructure. Logan Lake is also working to diversify its economy beyond mining by supporting small businesses, tourism, and investment opportunities. Housing demand is rising, particularly for more affordable and varied options to support both seniors and local workers. As the community evolves, the OCP update will guide future land use, improve infrastructure and services, and ensure Logan Lake remains a resilient and livable place for current and future residents.



1.2 VISION & GUIDING PRINCIPLES

The vision for Logan Lake is:



Logan Lake is a community which strives for **prosperity, health, access to the outdoors, and connectedness.**



This vision is guided by the following principles:



Collaboration – we will collaborate with our neighbours, businesses and industries operating in Logan Lake and the volunteer sector to continue to make Logan Lake a great place to live



Investment in community infrastructure – we have great community infrastructure and we will make smart investments to maintain and enhance our recreational, administrative, and servicing infrastructure for residents and visitors



Environmental stewardship – we will strive to protect sensitive areas and maintain environmental values where possible to enhance the well-being of the community and the natural environment while also addressing our greenhouse gas emissions and adapting to climate change.



High quality development to support growth – we will encourage private development to be well thought out and consider a range of impacts while promoting maximum benefits, and for any district-led development to do the same.



Economic diversification – we will work to diversify our economy and prepare for the potential closure of the HVC mine in the future.



Long-term focus - we will design our policies and regulations to encourage quality development which will meet the community's long-term needs by considering future impacts and benefits.



Pedestrian-Friendly, Universally Accessible Community – we will promote the development of a community which maximizes active transportation options for the health of the whole community and the particular benefit of demographics such as young people without a vehicle or license and elderly residents using motorized scooters.









Community safety – we will promote community safety within the built environment through design guidelines and regulations as well as through communications with the community by the District, RCMP, TNRD, First Nations, and other organizations as needed. At the same time, we will work in an ongoing manner to keep our community safe from natural disasters such as wildfires and floods.



1.3 OCP PURPOSE

An Official Community Plan (OCP) is a policy document used by local governments to guide land use decisions and to establish policies and goals regarding community development. According to the Local Government Act of BC, an OCP is a general statement of the collective desires of a community, identified through public consultation and expressed through broad goals and policy statements. It must address issues relating to residential, commercial, and community land uses; location of sand and gravel deposits; restrictions on development in areas with hazardous conditions or environmentally sensitivities; and infrastructure requirements among others.

An Official Community Plan serves a number of important purposes:

 <p>It provides direction for the growth and development of the community and serves as the foundation for a wide range of municipal plans, report, and bylaws;</p>	 <p>It outlines goals and objectives for housing and outlines areas for future development of housing;</p>	 <p>It states in general terms the social, economic, and environmental objectives of a community as they relate to land use planning;</p>
 <p>It brings together related planning such as financial planning, economic development strategy, and social or recreational planning to develop a cohesive vision;</p>	 <p>It provides a tangible policy tool which Council, staff, and the general public can use to evaluate development proposals; and</p>	 <p>It establishes policy statements for land use and community development goals.</p>

What an OCP Can and Cannot Do

<p style="text-align: center;">An OCP Can:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Provide a degree of certainty to Council, government staff, local businesses, developers, and residents regarding the future form and character of a community; <input checked="" type="checkbox"/> Limit decisions and actions by Council when adopting bylaws or undertaking works to those which are consistent with the goals, objectives and policies included in the OCP; <input checked="" type="checkbox"/> Provide direction for Council on decision-making and policy development; and <input checked="" type="checkbox"/> Be used to support applications to acquire funding from senior levels of government to provide for works and services in a community, as funding is often contingent on a plan being in place for capital-intensive infrastructure investments. 	<p style="text-align: center;">An OCP Cannot:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Obligate Council to undertake any projects suggested in the OCP; <input checked="" type="checkbox"/> Commit Council to specific expenditures; or <input checked="" type="checkbox"/> Force any action identified in the OCP
---	--



1.4 WHY UPDATE THE LOGAN LAKE OCP?

There are several reasons why it is timely for Logan Lake to update its OCP. Some of these reasons include:

- **The age of the current OCP** – best practices suggest that OCPs should be reviewed and updated every 5 to 10 years. The current OCP was adopted in 2010 and is 15 years old. Moving forward, the province is requiring that OCPs be updated every 5 years.
- **Compliance with provincial legislation** – the Province passed several laws in 2023 to encourage increased housing development. These changes require local governments like the District of Logan Lake to create Housing Needs Reports and update their OCPs and Zoning Bylaws to ensure there is enough capacity to accommodate housing needs.
- **The need to address economic change and diversification** – The District is preparing for potential changes to the local economy, particularly with respect to large-scale industrial projects, including the Highland Valley Copper (HVC) Mine Life Extension project, numerous renewable energy projects and the Enbridge Sunrise Expansion project. These projects, especially the HVC expansion, may increase the local population, at least temporarily, and result in development pressure. The updated OCP reflects these shifts and helps guide residential and commercial development accordingly.
- **The desire to build resilience and respond to community needs** – The updated OCP reflects Logan Lake's evolving population and priorities, integrates climate change adaptation strategies (including wildfire, drought, and flood preparedness), and incorporates key documents such as the 2024 Housing Needs Report, 2025 Active Transportation Network Plan, and 2023-2026 Strategic Plan. This will put the District in a stronger position to respond to community needs.
- **The opportunity to engage the community on the future of Logan Lake** – A strong focus on inclusive community engagement ensures that residents, stakeholders, and local First Nations had opportunities to shape the plan. This approach will help reflect the identity of Logan Lake and build broad support for this Plan.
- **Support of infrastructure funding grants** – senior governments often provide municipalities with funding through competitive grants to update and/or develop new infrastructure. Having a recently adopted OCP in place that provides guidance and policy direction on municipal infrastructure is important to support these funding grant applications.
- **Community services have changed** – the community is currently confronting a number of challenges related to the services provided in Logan Lake, particularly relating to healthcare, education and transportation. Leveraging the OCP development process to discuss these issues further is critical to finding solutions that will support the long-term sustainability of the community.
- **Logan Lake is in transition** – Since 2016, Logan Lake's population has increased by 262 people, or 13%. During the same period, the median age decreased by 1.3 years, suggesting some growth in younger residents; however, the median age remains higher than both the TNRD and provincial averages, indicating the community continues to age overall. The population growth indicates that there is demand for people to move to Logan Lake to live. While some of this growth is driven by the HVC Mine, there are also other drivers of people choosing to live in Logan Lake, namely the high quality of life experienced there. The OCP reflects this desire to attract more people to move to the community.



- **Ironstone Ridge is nearly complete** – the first 3 phases of Ironstone Ridge and a significant portion of Phase 4A are completely developed. Phase 4B has been altered to increase density and will have space for 76 homes, an increase from the 40 homes previously considered. Regardless, it will be important for the District to consider other areas for development to accommodate future needs for housing.

1.5 OCP ENGAGEMENT

An OCP is guided directly by community members. The OCP should be an accurate reflection of the community's priorities, vision, and how they see their community. To help in the development of the OCP and determining the goals, policies, and actions Logan Lake should pursue, significant community engagement and background research was undertaken.

The following actions constitute the community engagement carried out in 2025 to support the creation of this OCP:

Pre-Engagement Period – this period consisted of a community survey, which was available online and in paper format from April 22nd to May 9th, 2025. A total of 74 responses were received.

Engagement Period – from May 15th to June 23rd a series of engagement activities occurred including two open houses, two residents workshop sessions, and targeted discussions with various demographics, community groups, and local businesses. Key groups and businesses that participated in engagement activities included:


- Public;
- Grade 6 students and grade 11 and 12 students for specific activities;
- Most school children;
- Arts Council;
- Royal Canadian Mounted Police;
- Parent Advisory Committee;
- Wellness, Health, Youth Society (WHY);
- Seniors;
- Local businesses (i.e., Logan Lake Auto Sales, Esso, Purr-fect Paws, etc.); and
- Highland Valley Copper

Additional engagement was carried out in March 2026 following the completion of the initial draft of the OCP.



1.6 ORGANIZATION OF THE OCP

The OCP is organized into five parts:



PART 1

Introduction & Background:


This part of the OCP describes the vision and community goals, the planning process, and the legal requirement for the OCP. It also provides the history of Logan Lake and an overview of key community characteristics, including demographics, economic context, development patterns, infrastructure, and the regional setting.



PART 4

Development Guidelines & Approvals:

This part of the OCP contains guidelines for the six Development Permit Areas in Logan Lake as well as development approval information.



PART 2

Community Development Plan:

This part of the OCP provides a description of how the community intends to evolve in the future. This includes a description of how the community will address the issues of economic development, infrastructure, environmental protection and emergency preparedness, energy and greenhouse gas emissions, community development, social needs, and housing.



PART 5

Implementation Strategy:

This part of the OCP outlines an action and implementation plan for moving forward.



PART 3

Land Use Plan:

This part of the OCP contains the land use designations used in the plan, the general policies associated with land use planning in Logan Lake, and the background, objectives, and policies in regard to the different designations. Part 4 also includes development permit area guidelines.





2.0 HISTORY OF LOGAN LAKE

Logan Lake, located in BC's Highland Valley, was officially incorporated in November 1970 and later redesignated a district municipality in 1983. The town was established to support the Lornex copper mine (now part of the Highland Valley Copper Mine), which attracted workers and their families from across North America. By 1971, approximately 200 residents had settled in the area, moving into newly constructed homes and forming a close-knit community.

Modern large-scale mining in the Highland Valley began with the Bethlehem mine in 1962, followed by Lornex in 1972 and Highmont in 1979. In 1986, these operations were consolidated into Highland Valley Copper (HVC), which remains Canada's largest open-pit copper mine.

Logan Lake's growth and stability have always been closely tied to HVC. During periods of high copper prices and mine expansion, the community thrived, while downturns and layoffs brought economic uncertainty and population decline. For instance, in 1999, the mine nearly closed due to low copper prices, creating significant stress for the town. Later, in 2015–2016, Teck announced workforce reductions affecting approximately 80 positions, primarily non-union and contract roles. More recently, renewed investment and approvals for mine-life extensions have contributed to a rebound in the community, with the population increasing by over 13% between 2016 and 2021.

The region's history extends beyond its industrial beginnings. The area lies within the traditional territories of the Nlaka'pamux, Secwépemc and Syilx peoples, who have lived on and cared for the land since time immemorial. These Nations have deep cultural, spiritual, and economic connections to the region, relying on its lakes, forests, and wildlife for sustenance, medicine, and ceremony. Long before European contact, extensive knowledge systems and land stewardship practices shaped the landscape in ways that continue to resonate today.

The onset of modern mining brought profound impacts to Indigenous communities. Four reserve lands belonging to the Cook's Ferry Indian Band, a Nlaka'pamux Nation community, were located within the Highland Valley Copper lease area, and these were transferred during mine development, an act of dispossession. In January 2024, Cook's Ferry and Teck signed a Legacy Agreement that formally acknowledges this history. The agreement commits to cultural and language revitalization, community infrastructure, business opportunities, and considers the potential return of some lands.

The Lower Nicola Indian Band (LNIB), a Nlaka'pamux Nation community, also maintains strong relationships with both Logan Lake and HVC. The LNIB has collaborated with the District on municipal land development and holds agreements with HVC, including revenue-sharing and business contracts, which provide economic opportunities and support for cultural and environmental stewardship. Additionally, LNIB has participated in Logan Lake planning and community forest management, including wildfire risk reduction projects. This has included treating hazardous fuels near downtown and critical infrastructure in the Logan Lake Community Forest and securing funding for additional wildfire management projects.

The Stk'emlúpsemc te Secwépemc Nation (SSN), represent the Tk'emlúps te Secwépemc and Skeetchestn Indian Band. The Secwépemc nation asserts jurisdiction and stewardship obligations over culturally significant areas, such as the landscapes between Tunkwa Lake and Logan Lake, long used for harvesting plants like sxúsem (soapberries) and for other cultural practices. The District has worked closely with Skeetchestn Indian Band in managing the community forest.

Today, Logan Lake has evolved into a vibrant community, balancing its industrial heritage with a commitment to preserving its natural surroundings and honoring its rich cultural history.



3.0 CURRENT CONTEXT

This section provides an overview of the past, present, and future demographics of Logan Lake, as well as the existing conditions in and around the community.

3.1 DEMOGRAPHICS

This section reviews the characteristics of the current population and population change by census year, the age profile of the population, population projections, and considerations for future development.

Current Population

The current population of the District of Logan Lake, according to a BC Stats estimate for 2025 is 2,409.¹ Before 2016, the population was declining, but since then has been growing.

Several factors have influenced recent population growth. The Covid-19 pandemic enabled individuals to move from city centers to more rural areas due to many jobs becoming online-based.² It is possible this trend has been continuing after Covid-19 and is contributing to population growth in the last couple years. In addition, the development of the Ironstone Ridge subdivision has added housing stock to the community, which combined with the relatively lower cost of property in Logan Lake have likely contributed to the recent population growth; median home values in Logan Lake, according to the 2021 census, were only \$348,000, compared to \$500,000 in the TNRD. Further, the investment that the District has made in indoor and outdoor recreational facilities along with the general environment has attracted people to live in the community. Table 3.1 shows the population change over the five most recent census years.

Table 3.1: Historical Population Change by Census Year

	2001	2006	2011	2016	2021
Population	2,185	2,162	2,073	1,993	2,255
Change		-0.1%	-4.1%	-3.9%	+13.1%

District of Logan Lake Census Profiles, Statistics Canada

Age Profile

Logan Lake has an older population relative to the TNRD and the province as a whole. In terms of the age profile, the biggest differences are that Logan Lake has significantly fewer people aged 15-44 and a significantly higher number of people that are over the age of 65. However, it is important to note that since 2016, the median age in Logan Lake has decreased by 1.3 years, from 55.7 years in 2016 to 54.4 years in 2021, indicating while the population shows signs of aging overall, the recent trend shows a slight reversal.

Table 3.2 shows the comparative demographic breakdown proportions of Logan Lake, the TNRD, and the province of BC.

¹ BC Stats, Population Estimated & Projections for British Columbia. <https://bcstats.shinyapps.io/popApp/>

² Statistics Canada, Population Growth in Canada's rural areas, 2016 to 2021. <https://www12.statcan.gc.ca/census-recensement/2021/as-sa/98-200-x/2021002/98-200-x2021002-eng.cfm>



Table 3.2: Comparative Age Profiles 2021

Age Group	Logan Lake	TNRD	BC
0-14 years old	15%	15%	14%
15 – 24 years old	5%	11%	11%
25 – 44 years old	20%	25%	27%
45 – 64 years old	27%	27%	27%
65+	33%	23%	20%
Total Population	2,255	143,680	5,000,880
Median Age	54.4	45.2	42.8

District of Logan Lake Census Profiles, Statistics Canada
 Thompson Nicola Regional District Census Profiles, Statistics Canada
 British Columbia Census Profiles, Statistics Canada

Rising enrollment at Logan Lake Elementary and Logan Lake Elementary-Secondary Schools also reflects an increase in younger residents in the community. Total enrolment in local schools increased by 24% between 2020/21 and 2025/26 school years, thus reflecting a growth in the youth demographic.

Population Projections

Future population growth in Logan Lake will be influenced by the following:

- Projected increased median age of the population
- Extension of the Highland Valley Copper Mine (HVC), including a mine life extension to 2046 and expanding operations³
- Housing values in Logan Lake relative to other centers, particularly Kamloops and the Lower Mainland
- Continued investment in Logan Lake's quality of life to attract people to the community
- Expansion of the housing stock

With an increasing number of residents at retirement age, there are fewer people in typical child-bearing years and population growth is mainly through in-migration.

Population projections for the District of Logan Lake have been based on three scenarios:

Low: The average annual growth rate (0.27% per year) for the District between 1996 and 2021.

Medium: The average annual growth rate used for projecting population in the 2024 Housing Needs Report between 2021 and 2041 (0.47% per year).

High: The average annual growth rate derived from the BC Stats projections for the TNRD between 2021 and 2045 (1.07% per year).

³ Teck, Highland Valley Copper Mine Life Extension Project. <https://www.teck.com/operations/canada/projects/hvc-mine-life-extension-project/>



Under all three growth scenarios the population will continue to grow over the next 20 years.

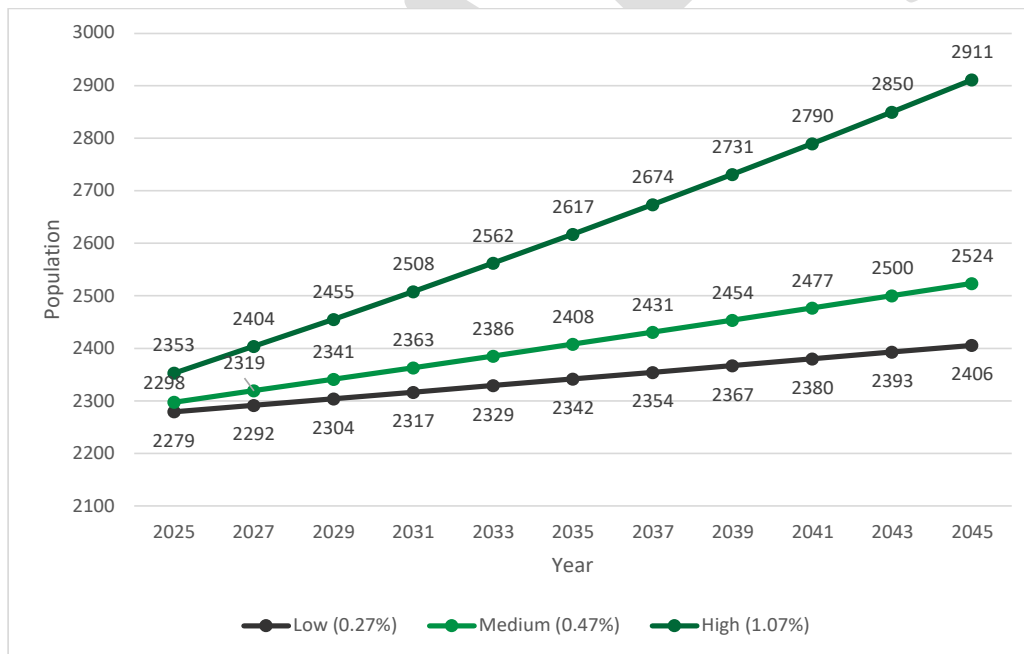
In the low growth scenario, the population would increase by 151 individuals to 2,406 people. In the medium growth scenario, by 2045 Logan Lake's population will be 2,524, an increase of 269 individuals from 2021.

Considering the high growth rate between 2016 and 2021 and the approval of the HVC Mine Life Extension Project (MLE), a high growth scenario may be appropriate. The mine life extension project will result in a significant number increase in employment at the mine during the construction phase and it is expected that there will be an additional 200 jobs created as a result of the extension bringing the total permanent workforce to approximately 1,500 employees.⁴ If 12% (the current rate of HVC employee residency) of the 200 additional workers reside in Logan Lake, this would represent 24 employees living in Logan Lake along with their families.

In the high growth scenario, the population could reach 2,911 residents over the next 20 years, an increase of 656 residents from the 2021 census population.

Figure 3.1 shows the projected population of Logan Lake from 2025 to 2045, based on the 2021 census population of 2,255.

Figure 3.1: Population Projections



⁴ Teck, Highland Valley Copper Mine Life Extension Project. <https://www.teck.com/operations/canada/projects/hvc-mine-life-extension-project/>



Future Development Considerations

The District is projected to grow between 151 and 656 residents in the next 20 years. Achieving any of these growth scenarios is dependent on a number of factors, including:

- Continuing the HVC mine life extension and having a portion of the additional employees choose to live in Logan Lake.
- Diversifying the economy and the services offered in the community to attract more economic activity and more people to live in the community.
- Continuing to attract people to live in Logan Lake for lifestyle reasons.
- Ensuring there is adequate housing supply for individuals and families moving to Logan Lake.

3.2 EXISTING CONDITIONS

The existing conditions include the environmental characteristics and existing community services.

3.2.1 ENVIRONMENTAL CHARACTERISTICS

The District of Logan Lake is situated within the Thompson Plateau, characterized by a mix of gently rolling terrain and areas of steeper slopes. The community's natural environment includes features such as steep slopes, riparian areas, and watercourses, which are integral to its ecological health and require careful consideration in land use planning.

Steep Slopes and Terrain Stability

Logan Lake has many areas with moderate to steep topography that have environmental considerations as well as impacting developability of certain parcels of land. Steeper gradients, particularly near watercourses and in forested regions may be susceptible to erosion and require assessment prior to development to ensure slope stability and minimize environmental impact.

Riparian Areas and Watercourses

Logan Lake encompasses several riparian zones associated with its lakes, streams, and wetlands, with a small portion of District land being adjacent to the Thompson River. These areas support biodiversity, contribute to water quality, and offer recreational opportunities. Preservation of riparian buffers is essential to maintain these ecological functions and to protect against potential flooding and erosion.

Floodplain Considerations

The only portion of Logan Lake that is within a documented floodplain is the small area located adjacent to the Thompson River. Although Logan Lake is not situated within a major floodplain, localized flooding can occur near water bodies and during significant precipitation events. Land use planning should incorporate strategies to manage stormwater and protect low-lying areas from potential flood risks.



3.2.2 EXISTING COMMUNITY SERVICES

Key community services provided in Logan Lake by the District and other service providers include:

- Recreation
- Health Centre
- Fire Protection
- Schools (K-12)
- RCMP Detachment
- Solid Waste Management (curbside solid waste and recycling) and Transfer Station
- Yard Waste Depot
- Animal Control
- Water/Sewer
- Library

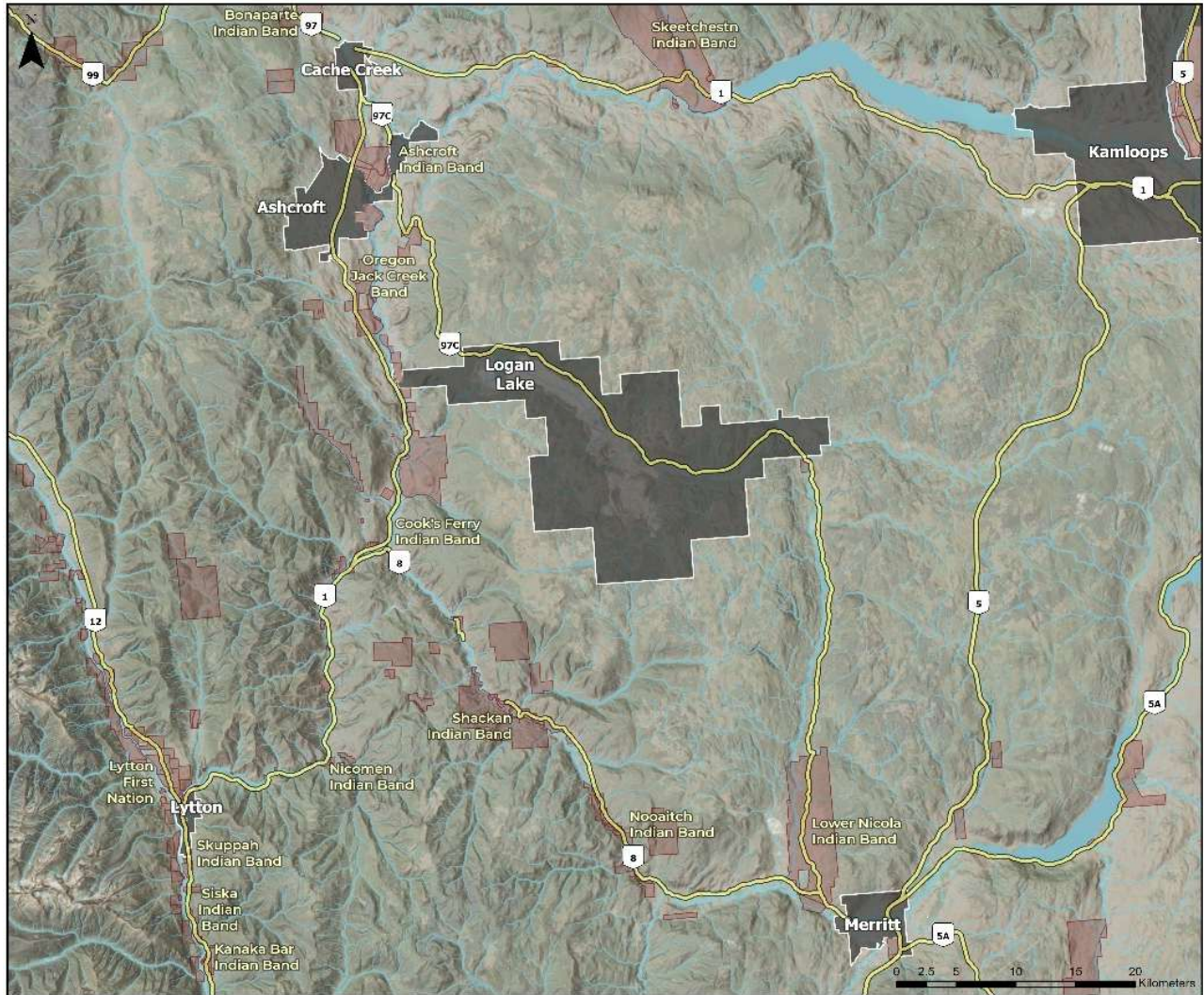
3.3 REGIONAL CONTEXT

The District of Logan Lake is situated in the southwest portion of the TNRD, approximately 60 km southwest of the City of Kamloops and 59 km northeast of the City of Merritt. The Village of Ashcroft is also approximately 56 km northwest of Logan Lake.

Figure 3.2 shows the location of the District of Logan Lake in relation to other nearby communities and First Nations.



Figure 3.2: Location of the District of Logan Lake



Location Context Map

Legend

- First Nations Reserves
- Municipality



3.3.1 REGIONAL CONTEXT STATEMENT

As required by the *Local Government Act*, municipalities must include a regional context statement in their Official Community Plans if their regional district has adopted a regional growth strategy. The purpose of the regional context statement is to identify how the OCP policies support the principles of the regional growth strategy.

In 2000, the Thompson Nicola Regional District (TNRD) adopted a Regional Growth Strategy that outlines a cooperative strategy for achieving a sustainable future for the region. In 2013 the Growth Strategy was updated. The policies contained in the Regional Growth Strategy support the TNRD's vision statement, which reads:

The TNRD is a unique region of diverse urban and rural communities, wilderness and natural resource opportunities, and a vibrant economy. Building on this diverse mix of urban and rural, resource and wilderness settings shall be the dominant guiding principle as new development is encouraged. Urban places will grow while retaining their existing scope and character; rural places will remain rural while accepting appropriate new development; and settlement in resource areas will be limited and carefully managed. (Bylaw No. 2409, 2013, p. 3).

Logan Lake Regional Context Statement

The District of Logan Lake's regional context statement was developed in accordance with and to support the TNRD's Regional Growth Strategy.

Human Settlement

The Human Settlement component of the TNRD's Regional Growth Strategy includes policies which aim to direct residential development to existing communities and developed areas. The projections used at the time indicated growth of 29,000 people over the next 25 years with most destined for Kamloops or Merritt. The Housing Needs Assessment done for Logan Lake projects a significant housing need over the next twenty years. In order to align with the Regional Growth Strategy, the District of Logan Lake's Official Community Plan supports the Strategy by doing the following:

- Promoting higher density residential building in the Town Centre area, including mixed commercial/residential development;
- Concentrating residential uses within defined land use areas to prevent sprawl;
- Allowing secondary units in all lower density residential zones;
- Allowing detached suites in larger lot residential areas;
- Promoting infill of central areas, particularly close to the Town Centre and existing subdivisions, before expanding infrastructure and residential areas;
- Directing residential development away from areas of significant environmental values; and
- Restricting density on rural lots that are not close to community services.

Energy and Transportation

The District of Logan Lake supports the TNRD's Regional Growth Strategy policies which seek to integrate energy and transportation considerations with land use and planning to increase efficiency and mobility while protecting the environment.

The District of Logan Lake OCP supports this component of the Strategy by:



- Encouraging easy access to Highway 97C and commercial areas from all residential areas and directing most commercial uses and key community and institutional uses to central areas;
- Promoting active transportation throughout the community, including cycling and motorized scooters to allow most community members the ability to access the Town Centre without driving; and
- Upgrading infrastructure when possible to reduce energy use.

Economic Development

The District of Logan Lake supports the TNRD's objective to diversify the region's economic base and to support the development and inclusion of a variety of industry and being open to new economic opportunities. The District of Logan Lake OCP supports this component of the Strategy by:

- Promoting a variety of light, general, and heavy industry within areas designated for industry;
- Promoting forestry within the Community Forest;
- Supporting mining within the municipal boundaries and working collaboratively with Highland Valley Copper;
- Continuing to encourage agriculture, particularly ranching in the vicinity;
- Encouraging independent artisans and vendors through the local open air market;
- Promoting tourism, particularly recreational tourism, in the area;
- Encouraging home-based and small industries and businesses through streamlined development permit processes; and
- Encouraging a variety of commercial businesses within commercial land use areas.

Environmental Protection

The District of Logan Lake supports the TNRD's objective to protect and enhance the environment by commitment to stewardship principles. The District of Logan Lake OCP supports this component of the Strategy by:

- Directing development away from environmentally significant areas and habitats;
- Orienting community activities, tourism, and recreation around the benefits of maintaining environmental values;
- Encouraging efficient water use, particularly during the summer by encouraging residents to voluntarily reduce water use within the home, and implement required restrictions on domestic irrigation; and
- Encouraging active transportation to improve air quality through reduced car use by investing in trail networks.

Open Space & Cultural Heritage

The District of Logan Lake supports the TNRD's objectives to maintain the heritage, cultural values, and rural character of the region by maintaining open space and guiding development to established development areas. The District of Logan Lake OCP supports this component of the Strategy by:

- Protecting open space for a variety of low impact uses;
- Encouraging the preservation of community history and promotion for community and tourism purposes; and



- Working with First Nations, particularly Lower Nicola Indian Band and Stk'emlúpsenc te Secwépemc Nation, on heritage and historical initiatives.

Co-operation and Process

The District of Logan Lake supports the TNRD's objectives regarding co-operation and process to implement the Regional Growth Strategy by:

- Working collaboratively with First Nations, provincial government agencies, and the TNRD on growth and lands management issues.

3.4 INDIGENOUS COMMUNITIES

The District of Logan Lake is situated within the traditional territories of the Nlaka'pamux, Secwépemc and Syilx Nations. First Nations continue to have a strong presence in the area and are an important part of the Logan Lake community. The First Nations within the closest proximity to Logan Lake are the Nlaka'pamux communities of Lower Nicola Indian Band and Cook's Ferry Indian Band, and the Secwépemc community of Skeetchestn Indian Band.

Lower Nicola Indian Band

Lower Nicola Indian Band's total membership population is 1,588, with 533 members residing on-reserve.⁵ South of Logan Lake's Town Centre is LNIB's Pipseul IR # 3, which is largely undeveloped. The main community is located on Nicola Mameet IR #1, located just west of Merritt, and about 45 km south of Logan Lake.

Skeetchestn Indian Band

Skeetchestn Indian Band has a total population of 587 members, with approximately 243 members living on-reserve.⁶ Skeetchestn's main community, Skeetchestn IR # 0, is located just west of Savona, approximately 50 km northwest of Logan Lake.

Cook's Ferry Indian Band

Cook's Ferry Indian Band has a total membership population of 391 members with approximately 75 members living on-reserve.⁷ The main community of the Cook's Ferry Band is at Spences Bridge, which is located approximately 100 km southeast of the Logan Lake Town Centre. Bordering the District's western boundary, along the Thompson River, is Shpazchinh IR # 20.

Historically, Cook's Ferry also held four reserves in Highland Valley which were dissolved in the 1960s to make way for mining.⁸

⁵ Indigenous and Northern Affairs Canada, First Nation Profiles. https://fnppn.aadnc-aandc.gc.ca/fnp/Main/Search/FNRegPopulation.aspx?BAND_NUMBER=695&lang=eng

⁶ Indigenous and Northern Affairs Canada, First Nation Profiles. https://fnppn.aadnc-aandc.gc.ca/fnp/Main/Search/FNRegPopulation.aspx?BAND_NUMBER=687&lang=eng

⁷ Indigenous and Northern Affairs Canada, First Nation Profiles. https://fnppn.aadnc-aandc.gc.ca/fnp/Main/Search/FNRegPopulation.aspx?BAND_NUMBER=694&lang=eng

⁸ Citxw Nlaka'pamux Assembly, <https://www.cna-trust.ca/blog/CNA-announces-decision-on-proposed-Highland-Valley-Copper-Mine-Life-Extension-asserting-Aboriginal-Rights-and-Title-to-the-Highland-Valley.htm>



3.5 PLANNING CONTEXT

Key documents were reviewed to provide background information and context into recent planning initiatives the District has undertaken. These documents include:

- Active Transportation Network Plan – August 2025
- 2023-2026 Strategic Plan
- District of Logan Lake 2025 Accessibility Plan
- District of Logan Lake Housing Needs Assessment – November 2024
- Economic Development Strategy and Action Plan Update – original in December 2014; update in 2023
- Teck Highland Valley Copper Mine Social Transition Plan – March 2025

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PART 2 COMMUNITY DEVELOPMENT PLAN

Part 2 of the OCP outlines goals and policies related to key aspects of community development, including economic development, environmental protection and emergency preparedness, energy and greenhouse gas emissions, community safety, and social well-being. The policies in each area outline how Logan Lake intends to reach its goals in order to promote long-term resilience and vitality.



4.0 ECONOMIC DEVELOPMENT

Logan Lake's economy is driven by a mix of resource-based, service, and tourism-related sectors. The Highland Valley Copper Mine (HVC), operated by Teck Resources, is located within the District boundaries and is the community's largest employer and a key driver of regional economic activity. Logan Lake's trail network, sporting events, recreational opportunities, municipal campground, golf course and natural setting attract visitors year-round boosting the tourism industry.

While HVC is the largest employer in the community, other major employers include government services, light industrial businesses and retail. The Logan Lake Community Forest is also an important resource which brings in recreational visitors utilizing the network of trails, as well as its use in supporting the region's forestry industry, while protecting the community from fire risk through strategic mitigation initiatives.

A few key issues that the community is currently facing are a lack of job availability for younger people, the need for revitalization of the Town Centre, and a need for increased accommodations for people visiting Logan Lake for hockey tournaments, golf, disc golf, or tourism.

The District continues to prioritize tourism infrastructure and has identified a strong community desire for hotel renovation or development to accommodate visitors and support economic diversification. The District supports initiatives that promote sustainable growth, broaden the tax base, supports the vitality of local business, and creates jobs.

4.1 GOALS

It is the goal of the District of Logan Lake to:

- .1 Encourage a successful and diverse natural resource economy.
- .2 Foster a diverse industrial sector which enhances our economic base.
- .3 Encourage a vibrant tourism sector which draws visitors to the region.

4.2 POLICIES AND ACTIONS

It is the policy of the District of Logan Lake to:

- .1 Work with the mining industry to encourage its maintenance and growth.
- .2 Cooperate with business and industry organizations by sharing information, expertise and resources aimed at fostering economic diversification and industrial innovation.
- .3 Collaborate with other organizations interested in attracting business and industry able to manufacture products and provide services consistent with the inherent strengths and characteristics of Logan Lake.
- .4 Promote Logan Lake as a location for a range of light, general, and heavy industry in Logan Lake in suitable locations which maintain quality of living for residents while diversifying the job and economy.
- .5 Promote further development in the Logan Lake Industrial Park.
- .6 Encourage the growth of tourism in the area by enhancing community recreational facilities and attracting accommodation providers to invest in Logan Lake.



- .7 Continue to operate the municipal campground and plan for upgrades to the facility.
- .8 Work with the Thompson Nicola Film Commission to promote Logan Lake as a site for filming.
- .9 Encourage land use regulation which supports a variety of commercial uses and provides flexibility to maximize the viability of investing in the community.
- .10 Work in concert with local organizations toward maintaining and improving the all-season recreational trail system.
- .11 Continue to operate the community forest and promote its use for recreation and natural resource extraction.
- .12 Continue to identify opportunities to facilitate the ongoing implementation of economic development action plans.
- .13 Encourage the revitalization of the Town Centre, specifically the Village Centre Mall, to make it more attractive for new businesses and local consumers.
- .14 Work collaboratively with prospective businesses to find creative solutions that reduce barriers to establishing, operating, or expanding a business in Logan Lake.
- .15 Allow a broad range of businesses and activity in the Town Centre to promote visitation and vibrancy.
- .16 Permit residents to establish home-based businesses and industries in ways which minimize negative impact to neighbours.



5.0 ENVIRONMENTAL PROTECTION & EMERGENCY PREPAREDNESS

The District of Logan Lake is home to a diverse natural landscape that includes forested uplands, wetlands, and aquatic features. Key environmental features include Logan Lake, the Duck Pond, Meadow Creek, Chartrand Creek, Guichon Creek, and the Logan Lake Community Forest. Together, these areas contribute to the community's environmental health, biodiversity, and quality of life. Protecting our water resources is a key objective in order to sustain the community but also the surrounding ecosystems and our ability to fight fires.

The District has long recognized the value of protecting and enhancing the natural environment by avoiding development in environmentally sensitive areas. In addition to this, the District aims to minimize risk to development by directing future growth away from hazardous and sensitive areas including steep slopes, riparian areas, and watercourses.

Key environmental priorities for the District include protecting water quality, respecting the wildlife in and around Logan Lake, continuing to manage the community forest, strengthening wildfire protection, and reducing the community's overall carbon footprint.

Wildfire has become an increasingly significant risk for numerous communities in BC, prompting Logan Lake to implement measures aimed at mitigating and managing wildfire hazards. In 2013, Logan Lake achieved designation as Canada's first official FireSmart community. The fuel management undertaken annually in the Community Forest had a key role in protecting the community during the 2021 Tremont Creek fire.

To further support emergency preparedness, the District participates in the Voyent Alert! system, which delivers real-time notifications to residents during critical events such as wildfires, floods, or evacuations. Emergency response is coordinated through the Logan Lake Fire/Rescue, whose Chief also acts as the community's Emergency Coordinator. In addition, the District maintains a trained Emergency Support Services (ESS) team to assist evacuees and coordinate emergency response centers. Residents can access up-to-date alerts and preparedness resources through the District's website.

5.1 GOALS

It is the goal of the District of Logan Lake to:

- .1 Work towards protecting and enhancing the natural environment.
- .2 Protect water sources for drinking water and irrigation.
- .3 Reduce the impacts of the existing built environment and future development on the natural environment.
- .4 Prepare for emergencies that Logan Lake may encounter due to natural disasters.



5.2 POLICIES AND ACTIONS

It is the policy of the District of Logan Lake to:

- .1 Promote the use of native species in landscaping to reduce water use and positively impact the local ecosystem.
- .2 Promote environmental education in the community.
- .3 Remove invasive vegetation from parks wherever possible in collaboration with the TNRD and Invasive Species Council of BC.
- .4 Ensure that riparian areas are protected appropriately through the use of Development Permit Area Guidelines.
- .5 Require developments to adhere to applicable senior government legislation to protect watercourses and fish habitat from urban encroachment.
- .6 Protect public safety and minimize property damage associated with flooding events by encouraging flood susceptible areas to be used as park, recreational, or conservation areas.
- .7 Work to ensure that the impacts of development on environmentally sensitive areas are minimized to the greatest extent possible.
- .8 Encourage the public to practice water conservation on an ongoing basis through landscape design and plant selection.
- .9 Provide informational material during drought conditions to the community to promote reduced domestic water use.
- .10 Consider the implementation of a water meter program to promote water conservation.
- .11 Continue to cooperate and provide input to the Thompson Nicola Regional District towards achieving ongoing improvements to solid waste reduction, recycling, and management including further development of the recycling service to include seasonal pick up, chipping and composting of household yard and garden waste within the community of Logan Lake and the Regional District as a whole.
- .12 Support efforts to reduce solid waste by continuing to offer recycling programs.
- .13 Consider the feasibility of developing a food waste compost program.
- .14 Maintain an up-to-date municipal Emergency Response Plan to address the possibility of a spill of hazardous material, wildfire, or other natural or human-caused disaster.
- .15 Continue to maintain the rooftop sprinkling program.
- .16 Continue to promote public FireSmart education to encourage property owners to contribute to the overall objective of community safety and emergency preparedness.
- .17 Promote a high degree of coordination and response by BC Emergency Health Services and Fire Department.
- .18 Continue to perform fuel management annually, particularly in the urban interface.
- .19 Ensure that neighbourhoods have emergency egress routes, if no alternative official access exists.
- .20 Maintain a high level of communication and coordination with the Thompson Nicola Regional District and nearby First Nations in emergency situations.
- .21 Ensure Emergency Support Services are up-to-date on training and have required resources.
- .22 Increase public education on water conservation and water consumption for residents during natural disasters.



6.0 ENERGY & GREENHOUSE GAS EMISSIONS

The *Local Government Act* requires that an OCP include targets for the reduction of greenhouse gas (GHG) emissions. The District of Logan Lake is committed to reducing its energy usage and greenhouse gas (GHG) emissions. In 2007, the District signed the Climate Action Charter committing local governments to make their operations carbon neutral by 2012. The overall GHG emissions reduction targets will be met through reductions in residential emissions, commercial emissions, and transportation-related emissions.

Community GHG emissions are estimated through the Community Energy and Emissions Inventory (CEEI), which provides consistent, province-wide data on emissions from three sectors:

- Buildings (residential, commercial, institutional, and small/medium industry),
- On-road transportation, and
- Solid waste (landfill “waste in place” emissions).

It is important to note that HVC is not included in Logan Lake’s CEEI totals. Emissions from large industrial operations are reported separately under provincial industrial emissions reporting. Logan Lake’s transportation emissions in the CEEI primarily reflect local travel and commuting, rather than mine haul trucks or through-traffic.

Table 6.1 summarizes Logan Lake’s GHG emissions for 2007, 2016, and 2022. Although CEEI methodology has evolved since 2007, the Province has re-modeled earlier years using the most current approach, allowing for accurate comparisons over time.

Table 6.1: Community Greenhouse Gas Emissions

	Buildings (tonnes CO ₂ e)	On-Road Transportation (tonnes CO ₂ e)	Solid Waste (tonnes CO ₂ e)	Total Emissions (tonnes CO ₂ e)	Tonnes CO ₂ e/Capita ⁹
2007	18,968	8,128	713	27,809	12.9
2022	18,881	6,987	4,621	30,489	13.5

Current Community Energy and Emissions Inventory Data

Between 2007 and 2022, Logan Lake’s total emissions increased by approximately 2,680 tonnes of CO₂e, with per-capita emissions rising from 12.9 to 13.5 tonnes with all of the growth in emissions attributable to solid waste increases which is more of a function of a change in reporting methodology. The largest contributor to GHG emissions in 2022 was natural gas use in commercial, small, and medium industrial buildings.

The District’s Community Energy and Emissions Plan (CEEP) created in March 2019 by the Community Energy Association explains that it is believed that the District had already substantially surpassed its 2020 target and should achieve a 17% reduction by 2020.

⁹ The per-capita calculation for 2007 is based on the 2006 Census population and the 2022 calculation is based on the 2021 Census population.



Logan Lake's CEEP reports different GHG totals than the provincial CEEI because it uses detailed, community-specific data and tailored methodologies, while the CEEI applies standardized provincial methods that may overlook local nuances. The CEEI is calculated periodically, providing a consistent baseline for comparison and benchmarking across BC communities, whereas the CEEP is updated only periodically to reflect local planning priorities.

The District has taken a number of steps to reduce emissions, supported through the Climate Action Revenue Incentive Program (CARIP) and other initiatives, including:

- Replacement of streetlights with LED fixtures,
- Expansion of composting and recycling programs,
- Achieving Corporate Carbon Neutrality in 2017 through the purchase of offsets, and
- Development of a Climate Change Action Package (2018–19), which included a Corporate GHG Reduction Plan, a Community Energy and Emissions Plan, and a Community Renewable Energy Scan.

The Logan Lake Recreation Centre is the largest GHG emitter amongst municipal facilities and that would be a focus point for the District in order to reduce municipal emissions.

6.1 GOALS

It is the goal of the District of Logan Lake to:

- .1 Reduce GHG emissions in the community by 25% from 2022 levels by 2040.
- .2 Improve the environment in the community by reducing air pollution from vehicles and heating/cooling systems.
- .3 Inspire and help our residents and businesses to reduce their energy use and GHG emissions.
- .4 Work towards implementing the actions described in the Community Energy and Emissions Plan.

6.2 POLICIES AND ACTIONS

It is the policy of the District of Logan Lake to:

- .1 Identify and implement strategies to quantify and reduce energy consumption and greenhouse gas emissions in District buildings, facilities, and vehicles.
- .2 Encourage residents and businesses to consider rooftop solar panels.
- .3 Encourage residents and businesses to consider investing in lower carbon heating and cooling systems such as heat pumps.
- .4 Encourage homeowners to obtain home energy audits and/or apply for grants from senior government and utilities to help offset the costs of eligible energy retrofits.
- .5 Upgrade energy systems in community facilities as funding becomes available.
- .6 Consider adopting a bylaw permitting the use electric golf carts on community roads excluding the highway.
- .7 Encourage the installation of more publicly available EV fast-chargers in Logan Lake.



- .8 Continue to develop the active transportation network in Logan Lake to provide people alternatives to driving.
- .9 Consider participation in the provincial Community Wood Smoke Reduction Program to encourage the replacement of inefficient wood stoves with efficient, low emissions models.
- .10 Develop opportunities and infrastructure that enables residents to reduce their motor vehicle travel within the community.
- .11 Investigate how the urban forest in Logan Lake may be utilized to meet the goals and objectives of GHG reduction.

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7.0 COMMUNITY DEVELOPMENT

Community development refers to collective efforts that enhance social, economic, environmental, and cultural well-being, ultimately improving quality of life. In Logan Lake, this takes shape through initiatives that strengthen inclusion, support local identity, and foster a vibrant, connected community. This helps build a strong sense of belonging, strong community involvement, and a spirit of mutual support and aid.

The District supports a wide variety of volunteer groups that bring residents together through shared passion and purpose. These include, but are not limited to:

- Logan Lake Arts Council;
- Logan Lake Wellness, Health, and Youth Society;
- Highland Valley Outdoor Association;
- Logan Lake Lions Club; and
- Logan Lake Seniors' Society.

The Logan Lake Community Forest Corporation also plays an important role in supporting community life. Through initiatives like FireSmart youth crews, trail maintenance, student bursaries, and contributions to events such as Canada Day and the Mimi Falls trail project, the organization helps foster environmental stewardship and create opportunities for residents of all ages to get involved.

Community groups noted that attracting and retaining younger members is becoming increasingly important, as many current leaders and participants are aging and may eventually be unable to continue running their activities. Encouraging a healthy ecosystem of community groups, volunteerism, and community-building events are key to social cohesion and resident well-being.

7.1 GOALS

It is the goal of the District of Logan Lake to:

- .1 Strengthen community cohesiveness.
- .2 Support the arts and culture community in Logan Lake.
- .3 Encourage volunteering and community organization.

7.2 POLICIES AND ACTIONS

It is the policy of the District of Logan Lake to:

- .1 Maintain open lines of communication with the Board of Directors of the Logan Lake Community Forest Corporation and facilitate development of a Community Forest Plan which identifies actions, operational techniques, and phasing of activities on lands within the District boundaries.
- .2 Review options that could lead to improved communications in the community between the municipality and residents.
- .3 Review space needs of community groups and the best way to support them.
- .4 Continue to prioritize indoor and outdoor recreational facilities to enhance community enjoyment, health, and connection building.



- .5 Implement the 2023 Parks Master Plan Update including proposed improvements to the Topaz Tot Lot, Lion's Park, Emerald Park, and Cenotaph/Marie King Park.
- .6 Develop a band shell in Meggs Park in order to support local arts and culture.
- .7 Encourage activities and spaces for seniors to meet and stay active.
- .8 Work collaboratively with the Logan Lake WHY to provide programs for adults and youth in Logan Lake.
- .9 Continue to build connections with neighbouring First Nations.
- .10 Work with key stakeholders and partners to develop more community events that embrace inclusion by bringing people together.
- .11 Acknowledge and promote participation in volunteer activities to build connections between people and strengthen organizations in the community.
- .12 Promote key events by coordinating publicity and facilitating connections and fundraising where possible.
- .13 Consider the best way to inform community members of upcoming events.
- .14 Strengthen working relationships with and between volunteer groups in Logan Lake.

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8.0 SOCIAL NEEDS

Having stable services and programs in place to support health, safety, education, and recreation encourage people to move to Logan Lake and people to stay. Reliable access to social services provides a foundation for community participation, personal well-being, and long-term stability.

Community members have expressed ongoing concern about the availability and consistency of healthcare services. Community engagement highlighted that improving access to healthcare, including having a full-time community doctor and expanded services through the Health Centre are top priorities for residents.

Education in the District is administered by School District 73, which operates Logan Lake Elementary for students in Kindergarten to Grade 5, and Logan Lake Elementary-Secondary for students in Grades 6 to 12. Looking ahead, maintaining and strengthening core services will be critical to meeting the needs of all residents and supporting the town's continued growth and resilience.

8.1 GOALS

It is the goal of the District of Logan Lake to:

- .1 Ensure that people of all ages can meet their key social needs in the community.

8.2 POLICIES AND ACTIONS

It is the policy of the District of Logan Lake to:

- .1 Advocate for seniors housing, potentially including assisted living and/or long-term care facilities in the community.
- .2 Encourage the continued operation of the Better at Home program and other similar services.
- .3 Promote accessible transportation either on foot or using motorized scooters or walkers.
- .4 Consider the development of an Accessibility Bylaw.
- .5 Advocate to Interior Health to maintain health services and ensure a doctor is always employed to serve the community.
- .6 Advocate for the provision and retention of services to meet the special needs of people facing challenges related to their economic, physical, mental, or emotional well being.
- .7 Continue dialogue with School District No. 73 to ensure the best interest and needs of local students are met.
- .8 Encourage the expansion of the volunteer driver program to assist those in need in the community.
- .9 Advocate for the provision of transit services in Logan Lake that would connect the community to Kamloops and/or Merritt.
- .10 Acknowledge the need for food bank/food kitchen community-group driven services.



- .11 Encourage the continued operation of the community garden.
- .12 Continue to lobby for adequate policing service in Logan Lake.
- .13 Encourage proponents of new development and redevelopment to incorporate the principles and techniques of Crime Prevention Through Environmental Design (CPTED) wherever possible.
- .14 Monitor the number of requests for ambulance services and work cooperatively with the BC Ambulance Service to maintain a level of service appropriate to the needs of the community of Logan Lake.

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PART 3 LAND USE PLAN

Part 3 of the Official Community Plan is focused on the development of goals and policies related to land use in specific areas of the community.



9.0 GENERAL POLICIES

General land use policies apply to the use of land regardless of its land use designation. The General Policies identified below are of broad interest and application in the community and should be considered as related issues are addressed and in conjunction with applicable plans or actions.

It is the policy of the District of Logan Lake to:

- .1 Monitor the supply of land available for various forms of development by maintaining an inventory listing the location, zoning, OCP designation, and size of vacant and underdeveloped parcels.
- .2 Obtain Development Approval Information in accordance with the *Local Government Act* and this Official Community Plan regarding geotechnical or floodplain conditions, wildfire hazards and the potential impacts that new, expanded, or redeveloped land uses may have on the natural environment including groundwater, transportation systems or traffic, public facilities, or community services, in order to assist in community decision making.
- .3 Consider mechanisms such as, but not limited to, inclusion of provisions within the Building Bylaw to require that all buildings within the urban /wildland interface area be located, designed, and constructed consistent with FireSmart guidelines and in a manner to minimize the possibility of ignition from a wildfire and to minimize the spread of a structural fire to the wildland.
- .4 Maintain a system of recording and managing information and data of value to the District's operations and future planning.
- .5 Promote development in a way which conserves open space in the community by directing development to existing development areas.
- .6 Encourage infill development where feasible before extending services for new development.
- .7 Continue to protect environmentally sensitive areas and ensure that future development follows all relevant environmental guidelines.
- .8 Ensure that development in Logan Lake is compatible with environmental conservation of wildlife and waterways, and avoids negatively impacting air quality in residential areas.
- .9 Ensure that any development taking place on unstable soils be proven to be safe and feasible by a professional geoscientist in good standing with the Engineers and Geoscientists British Columbia (EGBC).
- .10 Ensure that key archeological resources are managed in a sensitive manner during development processes.





10.0 RESIDENTIAL

Logan Lake's residential areas consist of a number of subdivisions radiating out from the Town Centre. The topography of Logan Lake greatly influences subdivision patterns in the community. The most recently developed subdivision is Ironstone Ridge, located in the southeast portion of Logan Lake. This has been a successful subdivision project developed by the District and Lower Nicola Indian Band and has brought many people to live in Logan Lake at a time when many small communities in similar situations as Logan Lake were experiencing population decline and stagnated development.

Housing in Logan Lake consists predominantly of single detached dwelling units, which accounts for 63% of the 1,063 occupied private dwellings in the District. In addition to single-detached dwellings, there are a number of mobile homes, apartments and semi-detached homes. Over half of the dwelling units were constructed prior to 1981. The average household size in Logan Lake is 2.1 individuals per household.

Housing need in Logan Lake is a key consideration in community planning and addressing the province-wide housing shortage has become a key provincial government priority. In November 2023, the BC Government adopted new legislation aimed at accelerating housing delivery and removing barriers to housing development. As part of this effort, the Province introduced updated requirements for Housing Needs Reports (HNRs). Sections 585.1 through 585.41 of the *Local Government Act* (the Act) outline requirements specific to HNRs including requirements related to collection of housing information; content of HNRs; when and how HNRs must be received; publication of HNRs; and regulation-making powers.

Local governments were required to complete an Interim Housing Needs Report by January 1, 2025, followed by a full report every five years starting in 2028. These reports must follow the standardized provincial methodology, which uses a multi-component assessment to identify current and future housing needs. In turn, local governments are required to update their OCPs and Zoning Bylaws in 2025 to ensure zoned land and OCP policies can accommodate the housing units needed over 20 years.

Each report must now assess housing needs using the following six components:

- **Extreme Core Housing Need:** The number of units needed for households that cannot afford acceptable housing without spending 50% or more of their income.
- **Persons Experiencing Homelessness:** Includes how many new units are needed to provide stable housing for persons experiencing homelessness.
- **Suppressed Household Formation:** Accounts for people who would form independent households (such as young adults or seniors) but currently cannot due to lack of housing availability or affordability.
- **Anticipated Household Growth:** Projects the number of units required to accommodate expected population changes and household formation over time.
- **Rental Vacancy Rate Adjustment:** Calculates the number of additional units needed to achieve a healthy rental vacancy rate (3%), helping reduce pressure on the rental market.
- **Additional Local Demand:** Captures demand beyond basic population-driven needs, such as residents wanting to move closer to work, families needing larger homes, or seniors downsizing within their community.

The District of Logan Lake completed its Interim HNR in November 2024, aligning with the provincial framework. The report identifies a need for 193 additional housing units over the next five years and 558 units over the next 20 years, representing an 18% and 52% increase, respectively, over the current housing



stock. This accounts not only for anticipated population growth but also for additional factors such as suppressed household formation (households that have not formed due to limited housing availability), market pressures, and local demand trends.

Table 10.1 shows the number of units needed over the next 5 years and 20-years broken down by the six components.

Table 10.1: 5-Year and 20-Year Housing Needs by Component

Component	5 Year Need	20 Year Need
A. Extreme Core Housing Need	7.59	30.37
B. Persons Experiencing Homelessness	9.30	18.60
C. Suppressed Household Formation	23.26	93.05
D. Anticipated Growth	119.36	281.04
E. Rental Vacancy Rate Adjustment	0.73	2.93
F. Additional Local Demand	32.96	131.83
Total New Units	193	558

10.1 MEETING HOUSING NEEDS

The recent provincial legislation requires the District to plan for 193 additional housing units over the next five years, and a total of 558 units over the next 20 years. In order to meet the immediate and longer-term needs, the following will need to be considered:

New Homes on Easier-to-Service Lots

Sale and development of lots at Ironstone Ridge – there are approximately 6 lots that have been sold but construction on houses has not started. In addition, there are plans to develop Phase 4B to accommodate 76 dwelling units which is an increase from the 40 homes that were previously being considered. In order to meet the housing demand, these lots will need to be developed with consideration of encouraging a portion of the development to include duplexes.

Affordable Housing at 300 Opal Drive - the District and the Logan Lake Social Housing and Commercial Development Society are planning the development of an affordable housing project at 300 Opal Drive, in the Town Centre. The first phase of development will include building 40 to 50 units, most of which will be accessible and designed for seniors. A second phase of the project would include another 40 – 50 units of housing. This project is in the conceptual phase and is reliant on senior government funding being provided.

Development of lots on Chartrand Avenue and Chartrand Place – there are several large lots in the Town Centre area that could accommodate higher density multi-unit development that collectively could accommodate over 100 – 200 units of residential development. Developing 1 – 2 lots in this area for higher density residential development would help accommodate the needs for housing.

Infill development – Logan Lake has limited infill development potential; however, one recent example is the approval and development of a prefabricated laneway-style duplex to address a growing rental shortage. The project will be funded by the District and operated by the Logan Lake Social Housing and



Commercial Development Society, in an effort to meet housing needs with cost-efficient prefab housing. It is assumed that infill development could accommodate another 10 dwelling units.

Suites – the installation of suites in homes, whether that would be in the principal dwelling or as an accessory dwelling (detached suite) could result in significant amounts of new rental housing units. For the purposes of estimating the impact of developing suites in single detached housing areas, it has been assumed that suites could be installed in approximately 7% of single detached homes in the District, which is approximately 47 units.

Longer-Term Development

Meeting longer-term needs will necessitate, in most cases, a combination of the following:

- Acquiring unceded land from the province with permission of local First Nations;
- Preparing subdivision plans and undertaking greenfield development in areas that are generally on the periphery of the Townsite and extending infrastructure services into these sites;
- Repurposing some government-owned land that includes under-utilized park-space and school yards.

The District of Logan Lake has previously identified areas which would be areas to develop for housing and other uses. Potential areas for development include:

- Expansion of the Estate Lot Residential development (approximately 20 – 30 homes)
- Another phase of development at the Ironstone Ridge Subdivision (approximately 50 - 100 homes)
- Development of residential lots at the Logan Lake Golf Course (approximately 10 homes)
- Development of Lakeview residential lots north of Highway 97D and south of the recreational trails (approximately 100 - 200)

In order to meet short and long-term needs for housing and to ensure there is an appropriate mix of housing types and tenures, the following residential land designations have been identified:

General Residential generally includes established residential areas including single-detached housing, duplexes, rowhouses and modular homes. These are located on typical urban-sized lots and serviced with community water and sewer.

Estate Residential includes development on larger 1 acre lots in the northwest part of the main townsite. These lots are serviced by the community water system but has individual septic systems. This meets the demand for larger rural lots in close proximity to community services.

Medium Density Residential generally includes lots being used for apartment buildings.

Future General Residential identifies large areas that could be developed for additional housing and that could include a mix of housing types and densities. These are large greenfield sites where subdivision designs and infrastructure servicing plans would need to be prepared to determine what the potential development could include.



10.2 GOALS

It is the goal of the District of Logan Lake to:

- .1 Ensure that sufficient, appropriately designated land exists to allow for a variety of housing types to address the 5-year and 20-year needs identified in the 2024 HNR.
- .2 Encourage housing affordability by enabling development of new homes.
- .3 Ensure that future residential growth is compatible with adjacent uses and is of a high visual quality.
- .4 Protect groundwater and the environmental integrity of lakes, streams, and wetlands when new development is considered.

10.3 POLICIES

It is the policy of the District of Logan Lake to:

- .1 Encourage the development of a housing co-operative or non-profit housing society in Logan Lake to provide affordable housing.
- .2 Develop feasibility studies for new residential subdivisions focusing on the Estate Lot Residential area; further expansion of Ironstone Ridge; and the Lakeview area north of Highway 97D.
- .3 Work in partnership with First Nations and the province to make unceded land available for housing development.
- .4 Work with housing providers and BC Housing to develop affordable housing in Logan Lake.
- .5 Encourage the development of rental housing through the provision of attached and detached suites in single detached homes and construction of new market housing that includes multiple-unit residential.
- .6 Encourage HVC to develop housing strategies for its temporary and permanent workforce that contribute to the development of the Logan Lake housing stock.
- .7 Review options to re-purpose underutilized government-owned land for housing.
- .8 Encourage the development of additional housing appropriate for seniors' independent living, the design of which would include principles of universal accessibility.
- .9 Permit Neighbourhood Commercial uses within residential areas where appropriate in terms of need, parking requirements, general site and use descriptions.
- .10 Ensure that all residential lots are connected to the community water system and sewer system.
- .11 Encourage houses to be constructed to meet visitability¹⁰ guidelines that include a bathroom and visiting areas on the ground floor of a house and a level entry that enables people with reduced mobility more ability to enter and visit homes.
- .12 Advocate to Interior Health for long-term care beds in Logan Lake.

¹⁰ According to the Whole Building Design Guide, *Visitability* refers to an affordable, sustainable, and inclusive design approach for integrating a few core accessibility features as a routine construction practice into all newly built homes. These features allow the home to be visited by relatives, friends, and others who may have disabilities, accommodate short term occupancy by people with disabilities, and facilitate additional adaptations that may be needed by an individual.



10.3.1 GENERAL RESIDENTIAL

It is the policy of the District of Logan Lake to:

- .1 Direct low density residential uses to those areas designated General Residential on Schedule B, Land Use Plan (Townsite).
- .2 Ensure that areas within the General Residential designation are serviced by community water and sewer.
- .3 Require an average density of at least 12 dwelling units per hectare in areas designated General Residential.
- .4 Permit the development of either an attached suite or accessory dwelling units lots with single detached or duplex dwellings.
- .5 Promote infill development of existing low-density parcels rather than new development on the periphery.
- .6 Allow a variety of lot sizes, from those typically considered "small lot" to 1/3 acre.
- .7 Permit modular homes built within the last 10 years to be located in a General Residential area provided that they meet Canadian Standard Association A-277 standards¹¹.
- .8 Direct single-wide mobile homes to existing mobile home parks and mobile home subdivisions.
- .9 Ensure that mobile homes meet the Canadian Standards Association Z240 standards and have been built within the last 10 years.
- .10 Permit home-based businesses which are incidental to the home while encouraging businesses to relocate to the downtown.
- .11 Permit the establishment of daycares, both within homes and as stand-alone uses.
- .12 Allow triplexes, fourplexes and rowhouses in the General Residential designated areas in addition to single detached dwellings and duplex dwellings where zoning currently permits.

10.3.2 ESTATE RESIDENTIAL

It is the policy of the District of Logan Lake to:

- .1 Direct large lot, single detached dwellings to those areas designated as Estate Residential on Schedule B, Land Use Plan (Townsite).
- .2 Establish a minimum parcel size for new subdivisions between 3,000 and 5,000 m² (¾ to 1¼ acres) in the Estate Residential designation. The soil capability to handle sewage effluent and effects on groundwater quality will influence decisions regarding how such effluent is managed on Estate Residential parcels.
- .3 Consider expanding the existing acreages subdivision by connecting Lea Rig Crescent west towards Tunkwa Lake road.

¹¹ **Manufactured Home** means a mobile home or a modular home used as a dwelling unit.

Mobile Home means a factory constructed dwelling unit designed to be towed from site to site and subject to Canadian Standards Association (CSA) Z240 Mobile Home Series of Standards. CSA Z240 Standards are specifically for homes that may be moved from one home site to another.

Modular Home is a dwelling unit constructed on site from factory assembled modules. These homes have a CSA A277 label to show that they were built in a certified factory and must meet local bylaws and the BC Building Code.



- .4 Require the development proponent to engage an appropriately qualified professional to prepare a site specific report, acceptable to the District, before any rezoning or subdivision for Estate Residential use is permitted. The report shall address the following among other factors:
 - a. the capability of soil to adequately handle sewage effluent;
 - b. the on-site, and broader, cumulative effect of septic disposal on groundwater quality;
 - c. the overall impact and form and character of development in a rural or remote setting;
 - d. urban/wildland interface issues such as wildfire hazard;
 - e. retention, removal, and replacement of trees; and
 - f. integration with District trail system.
- .5 Ensure the detailed site investigation and plan be consistent with recommendations in the District of Logan Lake groundwater supply investigation and, if accepted by Council, form the basis of a restrictive covenant, building scheme or other regulatory tool.
- .6 Permit manufactured and modular housing in those areas designated Estate Residential which meets Canadian Standard Association Z-240 or A-277 standards.
- .7 Permit the development of either an attached suite or detached suite on a parcel designated Estate Residential.
- .8 Ensure that the installation of a detached suite does not interfere with the proper operation of a septic system and does not preclude the installation of a replacement field in the future.
- .9 Permit home-based businesses and industries which are incidental to the home while encouraging businesses to relocate to commercial areas or industrial areas as appropriate.

10.3.3 MEDIUM DENSITY RESIDENTIAL

It is the policy of the District of Logan Lake to:

- .1 Direct medium density residential uses to those areas designated Medium Density Residential on Schedule B, Land Use Plan (Townsite).
- .2 Allow the development of multiple dwelling unit residential homes including rowhouses and apartments.
- .3 Encourage medium density developments to locate close to community, recreational, and shopping facilities.
- .4 Encourage affordable or subsidized housing, and seniors housing in areas designated Medium Density Residential.
- .5 Encourage adequate buffering and screening of future medium density housing from adjacent lower density residential or non-residential uses.
- .6 Allow a maximum density of 75 units per hectare.
- .7 Prohibit manufactured housing in those areas designated Medium Density Residential which does not meet Canadian Standard Association A-277 standards.



10.3.4 FUTURE GENERAL RESIDENTIAL

It is the policy of the District of Logan Lake to:

- .1 Designate land for future, medium term residential purposes in those areas designated Future General Residential on Schedule B, Land Use Plan (Townsite).
- .2 Ensure that detailed site plans are prepared by the development proponent and approved by the District before any rezoning or subdivision for residential uses is permitted. These plans shall address the following among other factors:
 - a. infrastructure works and costs;
 - b. density and siting;
 - c. urban/wildland interface issues such as wildfire hazard;
 - d. retention, removal, and replacement of trees;
 - e. visual impact (of the development as seen from off-site);
 - f. incorporation of park land and pathways;
 - g. integration with the District trail system.
- .3 Ensure that the detailed site area plan approved by Council form the basis of a restrictive covenant, building scheme or other regulatory tool.
- .4 Encourage a mixture of housing types and densities in areas designated Future General Residential.
- .5 Ensure that future general residential development builds off of existing development rather than expanding far beyond currently serviced areas.
- .6 Achieve an average density of at least 15 dwelling units/ha for development in Future General Residential.
- .7 Integrate the implementation of the Active Transportation Network Plan into the design and development of new residential neighbourhoods.



11.0 COMMERCIAL

Commercial development in Logan Lake is primarily concentrated in the town centre, particularly along Chartrand Avenue. Some home-based businesses also operate out of residential properties and are dispersed throughout the town site. Additionally, there are two smaller areas designated for commercial use located along Meadow Creek Rd/Highway 97D, south of the Town Centre. These two commercial areas are for Hotel Viewmont and the Esso.

Additionally, tourism continues to play an important role in Logan Lake's economy, supported by a range of outdoor recreational amenities and accommodations. The community offers a golf course, disc golf course, an extensive trail network, and a well-maintained municipal campground that attracts visitors during the warmer months. A small selection of accommodations is available for tourists, including two hotels, two bed and breakfasts, and a municipal campground.

There appears to be a sufficient quantity of zoned and designated commercial land to meet the needs of Logan Lake residents for the next five years. Vacancies in the mall occur from time to time and a large undeveloped parcel directly west of the mall is zoned for commercial purposes. With two gas stations/convenience stores, there also appears to be adequate automobile-oriented commercial areas to serve short-term needs. The focus going forward is strengthening the Town Centre and providing a supportive environment for small businesses.

Commercial areas include:

Town Centre

Commercial development in Logan Lake has occurred primarily in and around the main Town Centre, along Chartrand Avenue and within the Village Centre Mall and surrounding lots. The Town Centre consists of businesses offering commercial goods and services including restaurants, a hotel, a grocery store, and general retail stores.

In general, the Town Centre commercial area encompasses both sides of Chartrand Avenue west of Meadow Creek Road/Highway 97D with the northern boundary being Opal Drive and the southern boundary being Meadow Creek Road/Highway 97D.

To promote commercial development within the commercial core, the District launched the Chartrand Commercial Investment Opportunity consisting of nine fully serviced commercial lots ready for immediate development. The lots range in size from .54 to 1.2 acres and start at \$97,000. As of July 2025, three of the nine lots have been sold.

During community engagement, residents consistently emphasized the need for improvements to the Town Centre commercial area, particularly Lakeview Plaza. Many expressed concern about the uneven brick surface noting that it creates accessibility challenges, poses a tripping hazard, and becomes dangerously icy during winter months. There is strong community support for revitalizing the Town Centre, with a focus on redeveloping the privately-owned mall; enhancing the aesthetics and functionality of public spaces; attracting new businesses; and increasing hotel availability to stimulate economic activity.

In addition to the desire to attract commercial development in the Town Centre, this area also includes the potential to develop higher density residential buildings that are either part of mixed commercial/residential buildings or stand-alone residential buildings. This type of developed is



encouraged in order to help the District meet its housing needs in the future and to support the viability of existing and future businesses in the Town Centre.

Neighbourhood Commercial Areas

Neighbourhood commercial activities may include such uses as a convenience store, liquor store, coffee shop, or laundromat. Neighbourhood Commercial uses should only be considered in residential areas if there is a demonstrable need for the use and that the use has the support of area residents.

Commercial Recreation Areas

Commercial Recreation activities include such uses as the golf course, campground and ancillary uses. These uses are currently situated in the northeast portion of the Townsite. These uses support the tourism industry in Logan Lake and result in job creation and economic activity that take advantage of the investment that has been made in other recreational infrastructure including trails, disc golf courses and the mountain bike skills park.

Highway Commercial Areas

Highway Commercial uses cater to people travelling by automobile. They include service stations, accommodation, and restaurants. In Logan Lake, such uses are located in high traffic locations on Meadow Creek Road (Highway 97D).

Highway Commercial uses currently occupy lands along both sides of Highway 97D and within Highway Commercial designated lands located near the highway between Ponderosa Avenue and Apex Drive.

11.1 GOALS

It is the goal of the District of Logan Lake to:

- .1 Ensure that there is adequate land available for Town Centre, Recreation and Highway Commercial uses to serve the needs of area residents, visitors and businesses.
- .2 Ensure that the Town Centre is active, viable and serves as the primary focal point of the community.
- .3 Permit a variety of uses in the Town Centre to create a village ambience.
- .4 Recognize home-based occupations and industries as legitimate functions while ensuring that residential neighbourhoods are not adversely affected by business activities.

11.2 POLICIES

11.2.1 TOWN CENTRE COMMERCIAL

It is the policy of the District of Logan Lake to:

- .1 Direct a range of retail, office, and related uses to those areas designated Town Centre Commercial on Schedule B, Land Use Plan (Townsite).
- .2 Direct most future commercial development to the Town Centre area.
- .3 Encourage a mix of commercial uses in the Town Centre including retail stores, restaurants, offices and commercial services.



- .4 Permit mixed-use developments of commercial and residential uses in the Town Centre provided that the ground floor contains only commercial uses.
- .5 Encourage building owners and business owners to leverage Business Façade Improvement Program funding to invest in their buildings.
- .6 Support a higher density, multiple dwelling unit residential development either with or without a Commercial use on the Chartrand Commercial properties.
- .7 Pursue a collaborative private/public partnership to develop an affordable housing complex on the Chartrand Commercial properties.
- .8 Invest in the upgrade of Lakeview Plaza in the Town Centre Commercial Area for safety, utility, and aesthetic reasons.
- .9 Promote pedestrian and active transportation accessibility within the mall and plaza area.
- .10 Encourage the redevelopment of the mall.

11.2.2 NEIGHBOURHOOD COMMERCIAL

It is the policy of the District of Logan Lake to:

- .1 Direct future neighbourhood commercial uses such as a laundromat or convenience store to those areas designated with a General Residential and Medium Density Residential land use on Schedule B, Land Use Plan (Townsite).
- .2 In permitting Neighbourhood Commercial uses, consider the following criteria:
 - a. there is a demonstrable need for the Neighbourhood Commercial use within the residential area;
 - b. the use is on a road with higher traffic volumes (i.e. a collector or arterial road); and
 - c. the proposed use has the support of area residents.

11.2.3 COMMERCIAL RECREATION

It is the policy of the District of Logan Lake to:

- .1 Direct Commercial Recreation uses to those areas designated Commercial Recreation on Schedule B, Land Use Plan (Townsite).
- .2 Develop a master plan for the Logan Lake Golf Course that considers options such as redevelopment of the clubhouse, development of residential or
- .3 Ensure that the expansion of Commercial Recreation uses are integrated with the expansion of the District trail system.
- .4 Consider the development of residential or further accommodations that complement Commercial Recreation uses.
- .5 Consider further expansion of the campground depending on financial viability.
- .6 Review options to make the golf course more commercially viable.
- .7 Ensure that any future expansion of commercial recreation uses preserve and protect natural environmental features including riparian areas, watercourses and waterfowl habitat.



11.2.4 HIGHWAY COMMERCIAL

It is the policy of the District of Logan Lake to:

- .1 Direct highway commercial uses to those areas designated Highway Commercial on Schedule B, Land Use Plan (Townsite).
- .2 Enable the development of highway commercial uses such as convenience stores, restaurants, and service stations.
- .3 Ensure that Highway Commercial developments present a positive visual appearance to motorists entering Logan Lake.
- .4 Review options to expand highway commercial uses in Logan Lake.
- .5 Ensure that there is adequate screening and landscaping to separate commercial from residential uses.

11.2.5 HOME-BASED OCCUPATIONS AND HOME-BASED INDUSTRIES

It is the policy of the District of Logan Lake to:

- .1 Ensure that home-based occupations and home-based industries are clearly incidental to the primary residential use of the property.
- .2 Make certain that the operation of the home-based occupation or home-based industry will not have a detrimental effect on surrounding properties in terms of unsightliness, noise, odour, smoke, exhaust, traffic, or parking congestion.
- .3 Permit home-based occupations in all residential areas. Home-based occupations are home-based businesses which are conducted entirely indoors and do not have any perceptible impacts on surrounding properties.
- .4 Permit home-based industries only in Estate Residential land use areas which have a minimum parcel size of 1 hectare (2.5 acres). Home-based industries are home-based businesses which require a greater amount of site area to accommodate outside storage of equipment and materials or operation from an accessory building such as a garage or workshop.



12.0 LAKEVIEW DEVELOPMENT AREA

The Lakeview Development Area is located north of Highway 97D and immediately east of the main town site. It comprises over 10 ha of land that overlooks Logan Lake with its natural topography offering views of the lake. It is located in close proximity to recreational features such as a disc golf course and trails. While currently unserviced with infrastructure, this area represents an opportunity for future development of a mix of residential and commercial uses. The area is currently unceded (Crown) land and as such, the District would need to work with area First Nations and the province to make the land available for development.

12.1 GOALS

It is the goal of the District of Logan Lake to:

- .1 Develop the Lakeview Development Area as a new mixed use neighbourhood once growth in the District necessitates new development areas be opened up.

12.2 POLICIES

It is the policy of the District of Logan Lake to:

- .1 Work with area First Nations and the province to obtain tenure to the land one demand warrants new areas to be opened up for development.
- .2 Develop a neighbourhood master plan for the Lakeview Development Area that considers infrastructure servicing, land uses, amenities, and densities for the parcel.
- .3 Consider a mix of residential densities in the area along with commercial development along Highway 97D.
- .4 Preserve access into the trail network and connection to other community amenities.
- .5 Ensure that future infrastructure planning for the District consider development of the Lakeview Development Area.



13.0 INDUSTRIAL

Industry in Logan Lake is predominantly related to mining, specifically the Highland Valley Copper (HVC) Mine. HVC is located within the municipal boundaries of Logan Lake and is approximately 16 km from the Town Centre, along Highway 97C. The Highland Valley Copper Mine (HVC), operated by Teck Resources, is the single largest employer in the municipality and provides a significant tax assessment base to the District. In July 2025, the HVC Mine Life Extension project was approved, which will keep HVC operational until 2046. Prior to the Mine Life Extension HVC was scheduled for closure in 2028.

According to Teck Resources, the capital investment into this project of about \$2 billion will be the largest critical mineral investment in BC history. The project will increase access to ore and improve processing capacity, allowing the mine to maintain strong copper production levels over the next two decades. It includes upgrades to existing infrastructure and expansion of the mine's operational areas within its current 50,000-hectare footprint. The project is expected to sustain approximately 132,000 tonnes of copper production annually and generate significant employment, including an estimated 2,900 construction jobs. Once the project is fully implemented, the mine will support approximately 1,500 ongoing operational jobs, an increase from the current 1,320 positions.

Within the Townsite, the Logan Lake Industrial Park has a large number of light industrial and service commercial uses including mechanics, storage, and used car sales, among others. There are a number of vacant lots in this area. District Council has indicated that they would like to encourage non-polluting, energy efficient, light industrial businesses to locate in the Industrial Park as opposed to heavier industry that may cause negative consequences to the environment or to other land uses in the vicinity. An additional area for light and medial industrial development is the proposed Pipseul Industrial Park, which is located along Highway 97C, southwest of the Townsite. This area is to be developed by the Lower Nicola Indian Band Development Corporation.

The OCP provides for both heavy and light industry by designating a General Industrial area, appropriate to heavier industry, on the unceded land near Witches Brook west of the Townsite area along Highway 97C.

Light Industrial/Service Commercial

For the purposes of these land use designations, light industrial activity is defined as being generally oriented towards warehousing, storage and distribution, light manufacturing, wholesaling, technological or knowledge-based, and some retailing of large bulky goods requiring extensive storage and display space. MedFlora, a distribution company of pharmaceutical and nutraceutical products is one of the most recent businesses to locate in the industrial park.

Service Commercial activities include such uses as automotive repair shops, building supply centres, and storage facilities. Most of these uses are presently found in the Logan Lake Industrial Park. As long as undeveloped lots in the Industrial Park are available, it would appear logical to continue to direct Service Commercial uses to this area. As lots within the Industrial Park are built-out, future Service Commercial and Light Industrial development could be directed south of the Industrial Park should demand for this type of land increase.

General Industrial

Heavy industrial uses appropriate for the General Industrial area are regarded as oriented towards more extensive manufacturing activities including the storage and processing of raw materials, such as logs and wood products, fibreglass, aggregates, concrete and minerals, metallic industrials and petroleum



products. Heavy industrial activities often require special attention due to their potential impact on the urban and natural environment.

Mining Operations

Mining operations use is regarded as any properties designated for mining, and any adjacent parcels which are used to support mining operations (e.g., equipment storage, mobilization, administration). The Highland Valley Copper Mine is the major mine in the District. The expanded footprint as part of the Mine Life Extension is within previous designated areas.

13.1 GOALS

It is the goal of the District of Logan Lake to:

- .1 Encourage industrial businesses to locate in Logan Lake.
- .2 Support mining activity in the Highland Valley area.

13.2 POLICIES

13.2.1 INDUSTRIAL/SERVICE COMMERCIAL

It is the policy of the District of Logan Lake to:

- .1 Direct light industrial uses to those areas designated Light Industrial/Service Commercial on Schedule B, Land Use Plan (Townsite).
- .2 Direct general and heavy industrial uses to those areas designated General Industrial on Schedule C, Land Use Plan (District-Wide).
- .3 Encourage further business development in the Logan Lake Industrial Park and encourage the redevelopment of parcels that are underutilized.
- .4 Market industrial development to industrial businesses that could support the HVC mine.
- .5 Ensure that industrial uses are adequately buffered or screened from residential, recreational, institutional or commercial uses other than Service Commercial.
- .6 Ensure industrial development complies with applicable environmental standards.
- .7 Ensure that any future expansion of the Logan Lake Industrial Park will protect the waterfowl habitat south of the secondary school by providing sufficient setbacks, buffering, stormwater management, and vegetation retention.
- .8 Prevent the removal of trees within 20 metres west of the western fence of the duck ponds (situated south of the secondary school).
- .9 Use a restrictive covenant pursuant to the *Land Title Act* to implement restrictions on tree removal near the duck ponds before any lands south of the existing industrial park are zoned for industrial uses.
- .10 Recognize the District's ongoing relationship and successful partnership with the Lower Nicola Indian Band in the following manner:
 - a. collaborate with the Lower Nicola Indian Band on developing its Pipeseul Industrial Park at the District's southern boundary in a sustainable manner; and



- b. encourage light and medium industrial uses within the Pipeseul Industrial Park. High water usage uses (i.e., data centre) will be discouraged.
- .11 Consider the impact of air, noise, and light pollution on local residents when evaluating any industrial development application.
- .12 Promote industrial development that is compatible with current servicing infrastructure.
- .13 Support large-scale Cannabis Grow Operations (CGO's) that are not detrimental to the health or general welfare of the people living or working in the surrounding area, or that negatively affect other properties or potential development in the surrounding area. CGOs may be considered an appropriate use in industrial areas subject to the following:
 - a. A description of all discharges to air, sanitary sewer, storm sewer, streams, or groundwater must be provided;
 - b. A ventilation plan must be prepared in conjunction with the Building Permit and must include how the system prevents any offensive odour from affecting the community;
 - c. CGOs are permitted in stand-alone buildings only;
 - d. No ancillary uses are permitted in a building containing a CGO;
 - e. CGOs shall be located no closer than 150 m from any residential zone, daycare facility, playground, community centre, school, public park, or any use catering to individuals under the age of 18;
 - f. The practice of diverting building-generated CO₂ gas or otherwise provided CO₂ gas to feed plants is prohibited;
 - g. CGOs shall be decommissioned if inactive for more than one year and the structure/site remediated in accordance with the District's Controlled Substances Property Remediation Bylaw, as amended.

13.2.2 MINING OPERATIONS

It is the policy of the District of Logan Lake to:

- .1 Encourage continued mining operation in those areas designated Mining Operations on Schedule C, Land Use Plan (District-Wide).
- .2 Support appropriate senior government ministries, the Highland Valley Copper Corporation and other agencies and private companies to advance mining activity in the area.
- .3 Support the appropriate senior government ministries to ensure that reclamation projects are satisfactorily designed and implemented.
- .4 Work collaboratively with mining officials and provincial representatives for end use planning and reclamation activities of the mine site.



14.0 COMMUNITY USES

Logan Lake has long served as a local centre for government services and community infrastructure. Community uses are critical to attracting and encouraging people to stay in Logan Lake. The community is home to the Logan Lake Health Centre, which provides primary care, community nursing, and diagnostic services through Interior Health. The local RCMP detachment serves the community and surrounding areas with a range of policing and administrative services. Schools in Logan Lake are administered by School District 73, with an elementary (K-4) and elementary/secondary school (Grades 5-12) located in town.

Other key community facilities include, the Municipal Office, the Thompson Nicola Regional District Library, numerous places of worship throughout the town site, the Fire Hall, Recreation Centre, Whispering Pines Cemetery, preschool and non-profit community WHY Society which offers a range of programming.

Recreational amenities are well developed including the Logan Lake Recreation Centre, featuring an arena, curling rink, and fitness room, as well as extensive outdoor spaces such as parks, disc golf courses, and a municipal campground that supports both tourism and community activity. The District also maintains an extensive trail network, including approximately 36 km of year-round multi-use trails and over 30 km of seasonal hiking and mountain biking trails, enhancing outdoor recreation opportunities for residents and visitors alike.

In 2025, the District completed its Active Transportation Network Plan, a strategic initiative to create a safer, more connected, and accessible system for walking, cycling, and other non-motorized travel throughout the community. Funded by a provincial grant in 2023/24, the plan supports Logan Lake's goals of encouraging healthy lifestyles, reducing greenhouse gas emissions, and making it easier for residents of all ages and abilities to move around town without relying on vehicles. It builds on the community's existing network of recreational trails, linking key destinations such as schools, parks, and the town centre with new sidewalks, updated crosswalks, and off-street multi-use paths.

Logan Lake also has a large amount of area identified as open space. These areas are generally naturalized and contain many ecological and recreational values that are important to the community. These areas include trails leading to Mimi Falls, mountain bike trails, cross-country skiing trails, and disc golf courses.

14.1 GOALS

It is the goal of the District of Logan Lake to:

- .1 Encourage the maintenance and development of government and institutional facilities to serve the needs of Logan Lake residents.
- .2 Continue to make sound, long-term financial investments to support community needs.
- .3 Develop, maintain, and enhance the system of parks, greenways and related facilities to serve the needs and interests of Logan Lake residents and visitors.



14.2 POLICIES

14.2.1 GOVERNMENT AND INSTITUTIONAL

It is the policy of the District of Logan Lake to:

- .1 Direct government and institutional uses to those areas designated Government and Institutional on Schedule B, Land Use Plan (Townsite).
- .2 Direct most new government and institutional developments toward the vicinity of the Town Centre.
- .3 Consider directing new church development to sites within residential neighbourhoods.
- .4 Discuss with the school board the potential for shared use of school facilities. As determined by community needs, resources and priorities, facilities shared by the school and the municipality may include, but are not limited to a gymnasium, performing arts theatre, gallery space, child care facility, sports fields, etc.
- .5 Work with Interior Health to sustain the services offered by the Logan Lake Health Centre.
- .6 Restrict building on those parcels designated Government and Institutional located at the District's groundwater pumping facilities (northeast of the junction of Highway 97C and Meadow Creek Road).
- .7 Ensure that government and institutional uses are developed with universal accessibility in mind.

14.2.2 PARKS

It is the policy of the District of Logan Lake to:

- .1 Designate parks in those areas shown as Parks on Schedule B, Land Use Plan (Townsite).
- .2 Maintain existing and to consider new Paths, Greenways, and Trailheads as shown on Schedule F – Transportation.
- .3 Maintain and improve District-managed parks and consider developing additional neighbourhood parks as residential growth occurs.
- .4 Continue to implement the Parks Master Plan Update (2023).
- .5 Continue to increase shade tree planting in parks.
- .6 Consider the feasibility of adding activities to park areas if there appears to be community interest (e.g., horseshoes and bocce).
- .7 Establish adequate park space by dedication of land at the time of subdivision or by payment in lieu of land dedication for park purposes in conjunction with new residential development and the provisions of the *Local Government Act*. Existing park space sizes and locational distributions, existing and projected population distribution, access, maintenance requirements and related efficiencies, minimum size requirements for effective use, and relationship to public pathways should be considered in selecting between park dedication in the form of land or payment in lieu of land dedication.
- .8 Not include within the calculation of required park dedication area land that is, in the opinion of the Approving Officer, unsuitable for a park. When land is deemed to be unsuitable for either park or development due to slope or other terrain issues, the developer will be encouraged to dedicate the land as a natural, undeveloped open space within or around the development, in addition to the required dedication.



- .9 Develop a new park for the Ironstone Ridge subdivision.
- .10 Ensure that new or upgraded playground equipment conforms to current safety standards. Consideration for provision of such equipment may involve public surveys and consultation with user groups, such as licensed day cares, and related agencies.
- .11 Ensure that parks uses are developed with universal accessibility in mind.
- .12 Implement the Active Transportation Network Plan.
- .13 Consider options to naturalize some park space in order to reduce maintenance costs and reduce water use.
- .14 Consider the development of more spaces for dog parks including off-leash areas.
- .15 Work with First Nations, stakeholders, and user groups when developing trails, trailheads, or pathways leading to areas outside of the District's boundary.
- .16 Ensure that park spaces, including playground equipment, are designed and developed with universal accessibility in mind.

14.2.3 OPEN SPACE

It is the policy of the District of Logan Lake to:

- .1 Designate as Open Space those areas shown as Open Space on Schedule B, Land Use Plan (Townsite).
- .2 Improve and further develop the greenway system as a public, multi-purpose network of trails which serve pedestrians, bicyclists and cross-country skiers.
- .3 Protect the integrity of the cross-country ski trails and encourage future facility/trail development.
- .4 Prepare policies and procedures to manage the planting, replacement, and removal of trees on public property.
- .5 Foster and recognize the benefit of fishing, hunting, hiking, snowmobiling, cross-country skiing, orienteering, mountain biking, cycling and other recreational pursuits.
- .6 Ensure that open space areas are managed to reduce wildfire risk.



15.0 AGRICULTURE

Agricultural land within Logan Lake's municipal boundaries is limited and is primarily situated west of the Town Centre, near the intersection of Tunkwa Lake Road and Meadow Creek Road. This area is located within the Agricultural Land Reserve. In addition to designated agricultural areas, lands designated as Rural Resource and Open Space may also support ranching and livestock grazing.

The District recognizes and supports agricultural activity and recognizes the need to conserve productive agricultural and grazing land. Within the municipal boundaries just west of the town centre lies an area designated for agricultural use that falls within the Agricultural Land Reserve (ALR). The ALR forms a roughly rectangular parcel west of the town centre, bisected east-west by Highway 97C. Near the eastern edge of the ALR, Tunkwa Lake Road intersects Highway 97C and extends northward, while Mamit Lake Road extends south from this intersection.

15.1 GOALS

It is the goal of the District of Logan Lake to:

- .1 Encourage the conservation of valuable agricultural land for agricultural purposes.
- .2 Promote awareness and implementation of agricultural and non-agricultural practices that will protect water quality and the terrestrial environment.

15.2 POLICIES

It is the policy of the District of Logan Lake to:

- .1 Direct agricultural uses to those areas designated Agriculture on Schedule B, Land Use Plan (Townsite) and Schedule C Land Use Plan (District-Wide).
- .2 Support agricultural industry and the mandate of the Ministry of Agriculture and the Agricultural Land Commission
- .3 Permit only agricultural uses on agricultural lands unless otherwise specified by the Agricultural Land Commission.
- .4 Encourage the expansion of the farmers and crafters market to increase local produce sales.
- .5 Work in cooperation with the Thompson Nicola Regional District, senior government authorities and landowners to limit and restrict livestock access to streams within the District's watershed.
- .6 Work in cooperation with the Thompson Nicola Regional District and senior government authorities to raise public awareness about the problems associated with invasive/noxious plants such as knapweed and precautionary steps that should be taken to prevent such infestation, and to consider development of an overall Invasive Plant Management Strategy in cooperation with the TNRD.
- .7 Allow urban farming activities, limited in number and type to beekeeping, urban hens, and small livestock on appropriately sized lots.



16.0 RURAL RESOURCE

The District of Logan Lake encompasses a large rural land base, much of which lies west of the Townsite and includes areas associated with the Highland Valley Copper Mine and other historical mining claims extending west to the Thompson River. While mining has been the dominant economic driver in the region, many of these rural lands remain undeveloped and are utilized for a variety of other purposes, including forestry operations, community forest management, and outdoor recreation activities such as fishing, hunting, hiking, snowmobiling, and off-road vehicle use. A small number of private landholdings are also present within this area.

Portions of the Rural Resource lands are part of the Logan Lake Community Forest, where sustainable timber harvesting and other forestry management practices take place. These lands provide opportunities for both economic development and recreational enjoyment, while also contributing to the environmental stewardship of the District's broader landscape.

As these areas are largely undeveloped, the District's approach emphasizes maintaining flexible policies that accommodate a variety of appropriate uses, including resource extraction, recreation, and environmental stewardship.

16.1 GOALS

It is the goal of the District of Logan Lake to:

- .1 Allow a broad range of activities in the Rural Resource areas of the District which are neither mining properties nor located within the Agricultural Land Reserve.

16.2 POLICIES

It is the policy of the District of Logan Lake to:

- .1 Direct rural resource uses such as forestry, agriculture, fishing resorts, guest ranches, grazing, and large lot single family dwellings to those areas designated Rural Resource on Schedule B, Land Use Plan (Townsite), and Schedule C, Land Use Plan (District-Wide).
- .2 Support the maintenance and continued development of forestry activity, including activities associated with the Community Forest, within the Rural Resource designation.
- .3 Support the further development of tourism and recreational pursuits within the Rural Resource designation.
- .4 Encourage the province and private landholders to manage land in Rural Resource areas to reduce wildfire risk.
- .5 Consider the conversion of Rural Resource lands to residential subdivisions of a minimum parcel size of at least 1 hectare (2.5 acres), providing that these conversions are suitable, do not conflict with resource operations, have proof of potable water, do not impact municipal operations and costs, and are approved by appropriate senior government ministries and First Nations.
- .6 Consider the conversion of Rural Resource lands to residential subdivisions of less than one hectare after the applicant has received the endorsement and support of the appropriate senior government ministries. After addressing matters such as:
 - a. the capability of soil to adequately handle sewage effluent;



- b. the on-site and cumulative effect on groundwater quality; transportation accessibility; and
- c. the overall impact and form and character of development in a rural or remote setting.

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17.0 INFRASTRUCTURE

The District has developed and maintains extensive water, sewer, and roadway infrastructure. Logan Lake is currently in the process of replacing and upgrading water and sanitary infrastructure as the existing servicing is nearing end of life in most cases, with the exception of the Ironstone Subdivision and other newer extensions. Community infrastructure and utilities is comprised of the following:

Water

Logan Lake sources its water from a series of deep wells, with a system capacity to serve up to 3,650 residents. The water is naturally high quality and meets Canadian Drinking Water Standards without the need for treatment.

Sanitary

The District manages wastewater through a primary treatment system that includes aerated lagoons and rapid filtration ponds. This system has a daily capacity of 1,500 cubic metres, supporting a population of approximately 4,000 people.

Solid Waste and Recycling

Logan Lake provides automated curbside garbage collection, supported by the addition of a new waste collection truck in 2021. Recycling services are delivered in partnership with the Thompson-Nicola Regional District (TNRD), with operational support from the District's Public Works department.

Stormwater Management

Stormwater services are managed by the Public Works department and are integrated into ongoing road improvement projects. For example, the Jasper Avenue upgrade included the replacement of storm mains and manhole castings to enhance drainage capacity and better manage surface runoff.

Roads and Transportation

The District maintains local roads, including resurfacing, repairs, snow removal, and street lighting, through its Public Works team. Logan Lake is connected to the broader regional network via Highways 97C and 97D. The District is also committed to improving active transportation infrastructure, such as sidewalks, bike lanes, and trail networks.

Other Utilities & Infrastructure Oversight

The Public Works department oversees additional services like street lighting, snow clearing, and general utility infrastructure. The District is exploring options for underground servicing and potential renewable energy initiatives; however, these plans are still under development.

Ensuring that appropriate asset management principles are followed has been a key goal of the District. The District undertakes routine maintenance of infrastructure to ensure that it can meet the needs of the community both today and into the future. With that being said, larger infrastructure projects are likely beyond the financial capacity of the District without support from senior government.



17.1 GOALS

It is the goal of the District of Logan Lake to:

- .1 Invest in asset management to ensure that infrastructure is maintained properly.
- .2 Ensure residents and businesses continue to enjoy high levels of service for infrastructure.
- .3 Ensure that infrastructure is in place to support growth of the community.

17.2 POLICIES

It is the policy of the District of Logan Lake to:

- .1 Maintain reasonable Development Cost Charge rates to recover an appropriate share of the applicable costs attributable to new development.
- .2 Address the infrastructure upgrade needs in Logan Lake by continuing to invest in asset management and seeking funding from senior government agencies to address project needs.
- .3 Strive to improve the community's understanding of the costs associated with infrastructure and how it needs to be managed.
- .4 Continue to protect groundwater sources from pollution.
- .5 Undertake the upgrade to the Lakeview Plaza to improve water, sewer and drainage infrastructure while addressing the pedestrian walkway.
- .6 Review the need to add a reservoir and lift station in the Lakeview area to enable development of a new subdivision.
- .7 Continue to monitor the water system for leaks.
- .8 Explore the feasibility of utilizing water meters to have consumption-based pricing.
- .9 Upgrade the aeration system at the Sewage Treatment Plant
- .10 Review options to extend sewer infrastructure to the golf course.
- .11 Address drainage issues throughout the community particularly in Opal Drive area.
- .12 Encourage natural solutions, where feasible, to manage stormwater.
- .13 Encourage private property owners to better maintain drainage ditches on their properties.
- .14 Identify options for funding the implementation of the Active Transportation Plan.
- .15 Review ways of integrating implementation of active transportation projects with other infrastructure upgrades.
- .16 Look at options to improve community accessibility through the development of the transportation system.



18.0 HAZARDOUS AND ENVIRONMENTALLY SENSITIVE AREAS

The District of Logan Lake covers approximately 325 km² and five separate biogeoclimatic zones, though settlement is limited almost exclusively to the Townsite area. It is beyond the scope of the Official Community Plan to perform a complete inventory of environmentally sensitive areas within the entire municipality.

18.1 GOALS

It is the goal of the District of Logan Lake to:

- .1 Protect areas which are environmentally sensitive.
- .2 Exercise caution when new development is considered in potentially hazardous areas.
- .3 Meet the requirements of the Riparian Areas Regulation for prescribed activities that occur within 30 metres of a stream, shore, or ravine bank.

18.2 POLICIES

It is the policy of the District of Logan Lake to:

1. Designate environmentally sensitive areas as shown on Schedule D, Environmentally Sensitive and Hazardous Areas.
2. Prevent development that would negatively impact environmentally sensitive areas.
3. Encourage residents to remove invasive species.
4. Maintain the environmental integrity of Logan Lake, its tributaries and the spawning stream.
5. Implement the Riparian Areas Regulation for prescribed activities occurring within 30 metres of any stream, shore, or ravine bank located within the District. Prescribed activities include removing or altering plants; disturbing soils; constructing buildings and structures; constructing roads, trails, docks, wharves, bridges; creating hard surfaces such as decks and pavement; installing works for flood protection; developing drainage systems and utility corridors; servicing sewage and water systems; servicing subdivisions.
6. Maintain the environmental integrity of the duck ponds south of the secondary school.
7. Ensure there is adequate buffering between watercourses and urban development.
8. Consider opportunities to work in partnership with other agencies, First Nation communities, the private sector, community groups or non-profit organizations by contributing expertise, resources or other assistance in efforts to restore or enhance natural areas.



19.0 SAND AND GRAVEL RESERVES

The *Local Government Act* requires that sand and gravel deposits be indicated as part of an Official Community Plan. Gravel extraction and processing are necessary activities required to provide construction material for the development of buildings, roads and infrastructure.

Sand and gravel reserves have been identified on Highway 97C south of the Highway 97D — Tunkwa Lake Road intersection. The sand and gravel reserve adjacent to Highway 97C is partially designated Agriculture because it lies within the Agricultural Land Reserve. Nevertheless, the Agricultural Land Commission has consented to its use as a sand and gravel extraction area.

19.1 GOALS

It is the goal of the District of Logan Lake to:

- .1 Identify known sand and gravel deposits that are suitable for sand and gravel extraction.

19.2 POLICIES

It is the policy of the District of Logan Lake to:

1. Direct sand and gravel extraction activities to those areas designated Sand and Gravel Reserve on Schedule B, Land Use Plan (Townsite).
2. Consider the impact on surrounding properties, access routes, natural environment areas and future land use plans should a new sand and gravel pit be contemplated within the District of Logan Lake.
3. Encourage sand and gravel extraction activities to take place in a manner that minimizes noise, dust, visual and other negative impacts on adjacent roadways and land uses.
4. Ensure that sand and gravel extraction areas are properly reclaimed once depleted.
5. Work with the appropriate provincial ministries and First Nations to pursue expansion of the existing gravel pit located on Hwy 97C, south of the Hwy 97D/Tunkwa Lake intersection.



PART 4 DEVELOPMENT GUIDELINES & APPROVALS:

Part 4 of the OCP contains guidelines for the six Development Permit Areas in Logan Lake as well as development approval information.



20.0 DEVELOPMENT PERMIT AREA GUIDELINES

Pursuant to the *Local Government Act* (s.488(1)), Council may designate Development Permit Areas. These may be established under the following conditions:

- .1 Protection of the natural environment, its ecosystems and biological diversity;
- .2 Protection of development from hazardous conditions;
- .3 Protection of farming;
- .4 Revitalization of an area in which a commercial use is permitted;
- .5 Establishment of goals for the form and character of intensive residential development;
- .6 Establishment of objectives for the form and character of commercial, industrial or multi-family residential development;
- .7 In relation to an area in a resort region, establishment of objectives for the form and character of development in the resort region;
- .8 Establishment of objectives to promote energy conservation;
- .9 Establishment of objectives to promote water conservation; and
- .10 Establishment of objectives to promote the reduction of greenhouse gas emissions.

This Plan contains five Development Permit Areas including:

- DPA #1 – Industrial
- DPA #2 – Town Centre
- DPA #3 – Highway Commercial
- DPA #4 – Multiple Dwelling Unit Residential
- DPA #5 – Riparian Areas

20.1 DEVELOPMENT PERMIT AREA NO. 1 – INDUSTRIAL

20.1.1 AUTHORIZATION

Development Permit Area No. 1 is designated pursuant to *Local Government Act* section 488(1)(f)(h)(i)(j) establishment of objectives for the form and character of commercial, industrial, or multi-family residential development and establishment of objectives for energy conservation, water conservation and the reduction of greenhouse gas emissions.



20.1.2 DESIGNATED AREA

Development Permit Area No.1- Industrial is shown on Schedule E, Development Permit Areas.

20.1.3 JUSTIFICATION

Council's objective is to ensure the form and character of development within Industrial areas is of a high visual standard and is consistent with the finest examples of existing development. The Logan Lake Industrial Park is part of Development Permit Area No. 1 — Industrial and is home to several light industrial and service commercial uses. A significant amount of additional land contiguous with the Logan Lake Industrial Park has been designated for future development of this type. The area is highly visible from much of the community. Development Permit Area Guidelines, appropriate to industrial development, have been established to minimize negative visual impacts on other properties. As a secondary benefit, industrial development consistent with these guidelines, demonstrating quality building and site design, will set a positive tone and may encourage new businesses to locate in Logan Lake.

20.1.4 DEVELOPMENT PERMIT TRIGGERS

The *Local Government Act* imposes development permit requirements in development permit areas. Unless exempted, a development permit must be obtained when any of the following types of development activity occur in Development Permit Area No. 1, in accordance with Section 489 of the *Local Government Act*:

- .1 Subdivision of land;
- .2 Construction, addition or alteration of a building or other structure; or
- .3 Alteration of land.

20.1.5 EXEMPTIONS

In Development Permit Area No. 1, a development permit is not required for the following:

- .1 Interior alterations to buildings;
- .2 Exterior alterations to an existing building which are limited to the addition, replacement or alteration of doors, windows, non-structural roofing, building trim or exterior finish;
- .3 Additions to buildings which increase the floor area by an amount that is less than 25% of the existing floor area, or 93 square metres (1,000 square feet), whichever is less, that do not affect vehicular parking requirements, vehicular movement or loading areas;
- .4 New buildings with a floor area of less than 20 square metres (215 square feet); or
- .5 Subdivision which does not create at least one additional lot (i.e. lot consolidation, lot line adjustment, road widening).

20.1.6 GUIDELINES

Unless one or more exemptions (section 20.1.5) apply, the following guidelines are applicable to industrial development within Development Permit Area 1 - Industrial.

Building Exterior

- .1 Building components housing office or customer service areas are encouraged to incorporate architectural details such as windows, entry features, distinctive rooflines, and exterior finish



materials that distinguish such areas from more utilitarian warehousing, manufacturing, and processing areas.

- .2 Use of fire-resistant materials on exteriors is encouraged.
- .3 Consideration should be given to ensuring clear visibility from buildings to parking areas to increase natural surveillance.
- .4 There should be consideration to ensuring the safety of people walking on-site through the provision of clear pathways for pedestrians from the street and parking lot to the building.
- .5 There should be no easy public access to the roof of buildings. For example, siting of dumpsters, poles, loading docks, stacked items, etc., should not provide access to the roof.

Screening and Parking

- .6 Access from the public road to the parcel should be via well defined access points with a maximum of two driveways per parcel.
- .7 All off-street parking areas should be of a durable, dust-free, improved surface, be landscaped to a reasonable standard and be constructed so as to properly dispose of all surface water.
- .8 All outdoor works and storage yards should be screened from public view in an appropriate manner.
- .9 Any parcel containing a wrecking yard should have a landscape screen of not less than 2 metres in height placed along all parcel lines with the exception of the front property line.
- .10 Where appropriate and feasible, shipping and receiving areas should not front on Apex Drive or Hillcrest Road.
- .11 Evergreen shrubs, trees, plantings, or a minimum 2 m high fencing forming an opaque visual barrier should be encouraged along property lines that could be viewed from a highway corridor.

Lighting

- .12 Any lighting used to illuminate any property should be so arranged that all direct rays of light do not reflect on any other properties.
- .13 All parking and pedestrian areas should be well lit.
- .14 The exterior of buildings should be well lit. There should be no hidden or obscured alcoves, bays or other areas that could provide hiding places.

Landscaping

- .15 Trees should be retained where appropriate so as to reduce negative visual impacts from residential uses at higher elevations.
- .16 A minimum of 10% of the parcel area should be landscaped.
- .17 Landscaping on areas not covered by buildings or structures and not required for parking, loading, storage, assembly, processing, or manufacturing is encouraged.
- .18 Drought tolerant, low water usage plants native to the area are recommended for landscaped areas.
- .19 Trees and plantings should be used to reduce summer solar gain and block winter winds.



Signage

- .20 Encourage pylon signs to be low height and integrated within a landscaped node at a site entry.

Sustainable Development

- .21 The use of on-site renewable energy sources such as solar, geothermal, and wind, is encouraged.
- .22 High solar reflectance roofing products otherwise referred to as “cool roofs” or Energy Star Compliant, are recommended to reduce heat island effect and cut cooling costs.

20.2 DEVELOPMENT PERMIT AREA NO. 2 – TOWN CENTRE

20.2.1 AUTHORIZATION

Development Permit Area No. 2 is designated pursuant to *Local Government Act* section 488(1)(f)(h)(i)(j) establishment of objectives for the form and character of commercial, industrial, or multi-family residential development and establishment of objectives for energy conservation, water conservation and the reduction of greenhouse gas emissions.

20.2.2 DESIGNATED AREA

Development Permit Area 2 – Town Centre is shown on Schedule E, Development Permit Areas.

20.2.3 JUSTIFICATION

Logan Lake's Town Centre is the main commercial area of Logan Lake and is the central point in the community. Council's objective is to ensure that this commercial core area is of a high visual standard and presents the best possible image for Logan Lake.

The Town Centre in Logan Lake has seen limited improvements on private property in recent years and needs to be revitalized to ensure the continued viability of the Town Centre as an attractive shopping district both for consumers and business owners.

20.2.4 DEVELOPMENT PERMIT TRIGGERS

The *Local Government Act* imposes development permit requirements in development permit areas. Unless exempted, a development permit must be obtained when any of the following types of development activity occur in Development Permit Area No. 2, in accordance with Section 489 of the *Local Government Act*:

- .1 Subdivision of land;
- .2 Construction, addition or alteration of a building or other structure; or
- .3 Alteration of land.

20.2.5 EXEMPTIONS

In Development Permit Area No. 2, a development permit is not required for the following:

- .1 Interior alterations to buildings;



- .2 Exterior alterations to an existing building which are limited to the addition, replacement or alteration of doors, windows, non-structural roofing, building trim or exterior finish;
- .3 Additions to buildings which increase the floor area by an amount that is less than 25% of the existing floor area, or 93 square metres (1,000 square feet), whichever is less, that do not affect vehicular parking requirements, vehicular movement or loading areas;
- .4 New buildings with a floor area of less than 20 square metres (215 square feet); or
- .5 Subdivision which does not create at least one additional lot (i.e. lot consolidation, lot line adjustment, road widening).

20.2.6 GUIDELINES

Unless one or more exemptions (section 20.2.5) apply, the following guidelines are applicable to all properties within Development Permit Area No. 2 – Town Centre.

Site Design

- .1 Buildings on corner sites or with double frontage on roads or pedestrian areas should be designed to acknowledge the building's visibility from each part of the public realm through continuity of design, colour, materials, exterior finish, and landscaping.
- .2 Site layout should be compatible with natural characteristics of the lot such as slope, natural geology, drainage patterns, view, sun angles, relationship to street and neighbouring lots.
- .3 Public and employee safety should be considered in the overall design of the development site.
- .4 Consideration should be given to ensuring clear visibility from buildings to parking areas to increase natural surveillance.
- .5 There should be consideration to ensuring the safety of people walking on-site through the provision of clear pathways for pedestrians from the street and parking lot to the building.
- .6 Connections between buildings and public walkways should consider accessibility in their design, particularly as it relates to grade.

Lighting

- .7 Exterior lighting shall provide down-lighting or shielding (e.g. be "dark sky" compliant) and not create glare or direct lighting onto surrounding property, the street or the sky.
- .8 All parking and pedestrian areas should be well lit.
- .9 Warm lighting should be used in all pedestrian areas.
- .10 Exterior of buildings should be well lit. There should be no hidden or obscured alcoves, bays or other areas that could provide hiding places. Landscaping and loading areas should not create hiding places.

Building Design

- .11 Wall mounted signs should clearly identify the rear entry of shops and businesses.
- .12 Varied rooflines are encouraged and long expanses of straight walls should be avoided. The use of offsetting walls and a variety of roof lines to create the impression of several smaller buildings rather than one large building is preferable.
- .13 Clear, non-reflective glass should be used at grade to allow visibility into the building and establish visual connection between interior and exterior.



- .14 Buildings should be surfaced with FireSmart building materials such as cement board, brick, stone, or stucco. The extensive use of plain concrete is discouraged.
- .15 Any development should consider the use of colours that support a vibrant Town Centre.
- .16 There should be no easy public access to the roof of buildings. For example, siting of dumpsters, poles, loading docks, stacked items, etc., should not provide access to the roof.
- .17 Buildings should be designed to have level entry at doorways.
- .18 The use of exterior stairs is discouraged unless a fully accessible and attractive alternative is provided.

Landscaping

- .19 Landscaping which incorporates native and/or low maintenance/low water usage plants is encouraged and should be provided in the following areas in order to soften the visual impacts of development:
 - (1) building edges and corners
 - (2) property edges abutting separate parcels and roadways
 - (3) site entries
 - (4) interfaces between buildings and parking areas.
- .20 Landscaped areas should be protected from damage by vehicles and pedestrians through the use of curbs, low walls, fencing, bollards or other installations.
- .21 Trees and plantings should be used to reduce summer solar gain and block winter winds.
- .22 The design of irrigation systems should utilize captured rainwater as a water source. Highly efficient, timed, underground, irrigation systems are encouraged.
- .23 Permeable pavers, or open-grid paving are encouraged in low-traffic areas (e.g. walkways, patios, courtyards, driveway borders, parking areas). Surface treatments and paving materials should be selected that create a level, smooth, slip-resistant, and glare-free surface.
- .24 Any decorative elements should seek to avoid creating potentially jarring patterns or optical illusions.
- .25 Use of pattern or contrasting colour to define transition areas or edges of the pedestrian path of travel is supported, as long as appropriate materials and patterns are selected (for example, applying brushed concrete in the pedestrian path of travel and using decorative paving stones as accents to define amenity areas or path edges).

Path of Travel

- .29 Use of gravel in pedestrian paths of travel is not supported.
- .30 Landscaping adjacent to paths of travel should consist of species that do not produce objects that could create slippery surfaces or tripping hazards such as some pods, fruits, or nuts.
- .31 Site circulation should be simple, support intuitive navigation, have clear signage as needed, and, where appropriate, connect safely with any adjacent pedestrian infrastructure (e.g., sidewalks).
- .32 Pedestrian paths of travel should be linear and direct wherever possible and clearly contrast with adjacent spaces. Potential forms of contrast include using different paving or coloured materials for the pedestrian path of travel, having a raised concrete lip, creating an identifiable edge with landscaping, and implementing pedestrian scale lighting.



- .33 Pedestrian routes should be connected to all on site amenity areas (e.g., seating areas, outdoor spaces, parking, garbage bays and others) and use curb cuts where necessary.
- .34 Where possible, avoid level changes, and use gentle ramps (1:20 slope) instead of steps.
- .35 Any unavoidable level changes (e.g., stairs) should be clearly identified through high contrast materials, integrate handrails, and where appropriate, have tactile surface warning indicators in accordance with best practices.
- .36 Pedestrian paths of travel should be free of projecting obstacles and protrusions considering both vertical and horizontal clearance (e.g., overhead signage, bike racks, landscaping).
- .37 Wide pathways (1,600 mm width) that support a range of users are encouraged.
- .38 Utility access points should be located outside the path of travel, and where possible any grates, drains, and other features in the path of travel should be installed flush with surrounding paving, ensuring no gaps are created in the route larger than 13 mm.
- .39 In multiple dwelling unit residential buildings such as apartments or condos, central entrances are encouraged to have a designated drop off space.

Outdoor Storage

- .40 Outdoor storage areas and garbage containers should be screened with walls, fencing, hedging, plantings or other screening materials, or a combination of the above materials.

Parking

- .41 Off-street parking should be situated to the side or rear of buildings and the backs of buildings should be well-designed with functional secondary facades including windows, entry doors and signs facing the parking area.
- .42 There should be clearly defined access into parking areas.

Signage

- .43 Signs should be compatible with their building, neighbouring buildings if applicable, and the Town Centre as a whole. The sign should not be the dominant feature of the façade.
- .44 Back lit, internally lit, moving or blinking signs are discouraged.
- .45 Pylon signs should be low height and integrated within a landscaped node at a site entry.
- .46 Fascia signs should be externally lit.
- .47 Under-awning, under-canopy or other hanging signs should provide a minimum clearance of 2.4m from the sidewalk.
- .48 For multi-tenant buildings, all lettering on signs should be uniform in size, colour, and style and all logos should be of similar size.

Sustainable Development

- .49 The use of on-site renewable energy sources such as solar, geothermal, and wind, is encouraged.
- .50 High solar reflectance roofing products otherwise referred to as "cool roofs" or Energy Star Compliant, are recommended to reduce heat island effect and cut cooling costs.



20.3 DEVELOPMENT PERMIT AREA NO. 3 – HIGHWAY COMMERCIAL

20.3.1 AUTHORIZATION

Development Permit Area No. 3 is designated pursuant to *Local Government Act* section 488(1)(f)(h)(i)(j) establishment of objectives for the form and character of commercial, industrial, or multi-family residential development and establishment of objectives for energy conservation, water conservation and the reduction of greenhouse gas emissions.

20.3.2 DESIGNATED AREA

Development Permit Area 3 – Highway Commercial is shown on Schedule E, Development Permit Areas.

20.3.3 JUSTIFICATION

Logan Lake has commercial land adjacent to Highway 97D and it is important to maintain a positive image for Logan Lake in these developments.

20.3.4 DEVELOPMENT PERMIT TRIGGERS

The *Local Government Act* imposes development permit requirements in development permit areas. Unless exempted, a development permit must be obtained when any of the following types of development activity occur in Development Permit Area No. 3, in accordance with Section 489 of the *Local Government Act*:

- .1 Subdivision of land;
- .2 Construction, addition or alteration of a building or other structure; or
- .3 Alteration of land.

20.3.5 EXEMPTIONS

In Development Permit Area No. 3, a development permit is not required for the following:

- .1 Interior alterations to buildings;
- .2 Exterior alterations to an existing building which are limited to the addition, replacement or alteration of doors, windows, non-structural roofing, building trim or exterior finish;
- .3 Additions to buildings which increase the floor area by an amount that is less than 25% of the existing floor area, or 93 square metres (1,000 square feet), whichever is less, that do not affect vehicular parking requirements, vehicular movement or loading areas;
- .4 New buildings with a floor area of less than 20 square metres (215 square feet); or
- .5 Subdivision which does not create at least one additional lot (i.e. lot consolidation, lot line adjustment, road widening).

20.3.6 GUIDELINES

Unless one or more exemptions (section 20.3.5) apply, the following guidelines are applicable to all properties within Development Permit Area No. 3 – Highway Commercial.



Site Design

- .1 Buildings on corner sites or with double frontage on roads or pedestrian areas should be designed to acknowledge the building's visibility from each part of the public realm through continuity of design, colour, materials, exterior finish, and landscaping.
- .2 Site layout should be compatible with natural characteristics of the lot such as slope, natural geology, drainage patterns, view, sun angles, relationship to street and neighbouring lots.
- .3 Clear and defined site access should be provided from the road.
- .4 A maximum of two driveways to each property is permitted.

Lighting

- .5 Exterior lighting shall provide down-lighting or shielding (e.g. be "dark sky" compliant) and not create glare or direct lighting onto surrounding property, the street or the sky.
- .6 All parking and pedestrian areas should be well lit.

Building Design

- .7 Varied rooflines are encouraged and long expanses of straight walls should be avoided. The use of offsetting walls and a variety of roof lines to create the impression of several smaller buildings rather than one large building is preferable.
- .8 Clear, non-reflective glass should be used at grade to allow visibility into the building and establish visual connection between interior and exterior.
- .9 Buildings should be surfaced with FireSmart building materials such as cement board, brick, stone, or stucco. The extensive use of plain concrete is discouraged.
- .10 Consideration should be given to ensuring clear visibility from buildings to parking areas to increase natural surveillance.
- .11 There should be consideration to ensuring the safety of people walking on-site through the provision of clear pathways for pedestrians from the street and parking lot to the building.
- .12 Windows should face all parking areas.
- .13 There should be no easy public access to the roof of buildings. For example, siting of dumpsters, poles, loading docks, stacked items, etc., should not provide access to the roof.
- .14 Exterior of buildings should be well lit. There should be no hidden or obscured alcoves, bays or other areas that could provide hiding places. Landscaping and loading areas should not create hiding places.
- .15 Outdoor amenity areas for the use of residents should be provided for buildings that include residential use.

Landscaping

- .16 A minimum of 10% of the parcel area should be landscaped.
- .17 Landscaped areas shall be protected from damage by vehicles and pedestrians through the use of curbs, low walls, fencing, bollards or other installations.
- .18 Trees and plantings should be used to reduce summer solar gain and block winter winds.
- .19 The design of irrigation systems should utilize captured rainwater as a water source. Highly efficient, timed, underground, irrigation systems are encouraged.



Outdoor Storage

- . 20 Outdoor storage areas and garbage containers should be screened with walls, fencing, hedging, plantings or other screening materials, or a combination of the above materials.

Signage

- . 21 Back lit, internally lit, moving or blinking signs are discouraged.
- . 22 Pylon signs should be low height and integrated within a landscaped node at a site entry.
- . 23 Fascia signs should be externally lit.
- . 24 Under-awning, under-canopy or other hanging signs should provide a minimum clearance of 2.4m from the sidewalk.
- . 25 Neon signs should be used sparingly as a design accent.

Parking

- . 26 Off-street parking should be situated to the side or rear of buildings and the backs of buildings should be well-designed with functional secondary facades including windows, entry doors and signs facing the parking area.
- . 27 There should be clearly defined access into parking areas.

Accessibility

- . 28 Buildings should be designed to have level entry at doorways.
- . 29 The use of exterior stairs is discouraged unless a fully accessible and attractive alternative is provided.

Sustainable Development

- . 30 The use of on-site renewable energy sources such as solar, geothermal, and wind, is encouraged.
- . 31 High solar reflectance roofing products otherwise referred to as “cool roofs” or Energy Star Compliant, are recommended to reduce heat island effect and cut cooling costs.

20.4 DEVELOPMENT PERMIT AREA NO. 4 – MULTIPLE DWELLING UNIT RESIDENTIAL

20.4.1 AUTHORIZATION

Development Permit Area No. 4 is designated pursuant to *Local Government Act* section 488(1)(f)(h)(i)(j) establishment of objectives for the form and character of commercial, industrial, or multi-family residential development and establishment of objectives for energy conservation, water conservation and the reduction of greenhouse gas emissions.

20.4.2 DESIGNATED AREA

Development Permit Area No. 4 – Multiple Dwelling Unit Residential is shown on Schedule E, Development Permit Areas.



20.4.3 JUSTIFICATION

Council's objective is to ensure the form and character of development within Multiple Dwelling Unit Residential is of a high visual standard and is consistent with the finest examples of existing development.

20.4.4 DEVELOPMENT PERMIT TRIGGERS

The *Local Government Act* imposes development permit requirements in development permit areas. Unless exempted, a development permit must be obtained when any of the following types of development activity occur in Development Permit Area No. 4, in accordance with Section 489 of the *Local Government Act*:

- .1 Subdivision of land;
- .2 Construction, addition or alteration of a building or other structure where there are more than 5 dwelling units; or
- .3 Alteration of land.

20.4.5 EXEMPTIONS

In Development Permit Area No. 4, a development permit is not required for the following:

- .1 Interior alterations to buildings;
- .2 Exterior alterations to an existing building which are limited to the addition, replacement or alteration of doors, windows, non-structural roofing, building trim or exterior finish;
- .3 Additions to buildings which increase the floor area by an amount that is less than 25% of the existing floor area, or 93 square metres (1,000 square feet), whichever is less, that do not affect vehicular parking requirements, vehicular movement or loading areas;
- .4 New buildings with a floor area of less than 20 square metres (215 square feet); or
- .5 Subdivision which does not create at least one additional lot (i.e. lot consolidation, lot line adjustment, road widening).

20.4.6 GUIDELINES

Unless one or more exemptions (section 20.4.5) apply, the following guidelines are applicable to all properties within Development Permit Area No. 4 – Multiple Dwelling Unit Residential.

Site Design

- .1 Public safety should be considered in the overall design of the development site.
- .2 Site layout should be compatible with natural characteristics of the lot such as slope, natural geology, drainage patterns, view, sun angles, relationship to street and neighbouring lots.
- .3 All parking and pedestrian areas should be well lit.
- .4 There should be no easy public access to the roof of buildings. For example, siting of dumpsters, poles, stacked items, etc., should not provide access to the roof.
- .5 Exterior of buildings should be well lit. There should be no hidden or obscured alcoves, bays or other areas that could provide hiding places. Landscaping and loading areas should not create hiding places.



- .6 Consideration should be given to ensuring clear visibility from buildings to parking areas to increase natural surveillance.
- .7 Outdoor amenity areas for the use of residents should be provided.

Building Design

- .8 Buildings on corner sites or with double road frontage should be designed to acknowledge the building's visibility from each street through continuity of design, colour, materials, exterior finish, and landscaping.
- .9 Ground floor entrance(s) should be at-grade wherever possible
- .10 Varied rooflines are encouraged and long expanses of straight walls should be avoided. The use of offsetting walls and a variety of roof lines to create the impression of several smaller buildings rather than one large building is preferable.
- .11 Buildings should be surfaced with FireSmart building materials such as cement board, brick, stone, or stucco. The extensive use of plain concrete is discouraged.
- .12 The palette of colours used in building exteriors should be consistent with the surrounding buildings in the surrounding neighbourhoods.
- .13 Primary entrances should be sheltered from the elements such as through a projecting canopy or awning, or a recessed doorway.
- .14 The side or back of multiple dwelling unit residential can be less detailed than the front but should not consist of barren walls.

Landscaping

- .15 Landscaping which incorporates native and/or low maintenance/low water usage plants is encouraged and should be provided in the following areas in order to soften the visual impacts of development:
 - a. building edges and corners
 - b. property edges abutting separate parcels and roadways
 - c. site entries
 - d. interfaces between buildings and parking areas.
- .16 Landscaped areas should be protected from damage by vehicles and pedestrians through the use of curbs, low walls, fencing, bollards or other installations.
- .17 Drought tolerant, low water usage plants native to the area are recommended for landscaped areas.
- .18 Trees and plantings should be used to reduce summer solar gain and block winter winds.
- .19 The design of irrigation systems are encouraged to utilize captured rainwater as a water source. Highly efficient, timed, underground, irrigation systems are encouraged.
- .20 Permeable pavers, or open-grid paving are encouraged in low-traffic areas (e.g. walkways, patios, courtyards, driveway borders, parking areas).
- .21 Surface treatments and paving materials should be selected that create a level, smooth, slip-resistant, and glare-free surface.
- .22 Any decorative elements should seek to avoid creating potentially jarring patterns or optical illusions.



- .23 Use of pattern or contrasting colour to define transition areas or edges of the pedestrian path of travel is supported, as long as appropriate materials and patterns are selected (for example, applying brushed concrete in the pedestrian path of travel and using decorative paving stones as accents to define amenity areas or path edges).

Paths of Travel

- .24 Use of gravel in pedestrian paths of travel is not supported.
- .25 Landscaping adjacent to paths of travel should consist of species that do not produce objects that could create slippery surfaces or tripping hazards such as some pods, fruits, or nuts.
- .26 Site circulation should be simple, support intuitive navigation, have clear signage as needed, and, where appropriate, connect safely with any adjacent pedestrian infrastructure (e.g., sidewalks).
- .27 Pedestrian paths of travel should be linear and direct wherever possible and clearly contrast with adjacent spaces. Potential forms of contrast include using different paving or coloured materials for the pedestrian path of travel, having a raised concrete lip, creating an identifiable edge with landscaping, and implementing pedestrian scale lighting.
- .28 Pedestrian routes should be connected to all on site amenity areas (e.g., seating areas, outdoor spaces, parking, garbage bays and others) and use curb cuts where necessary.
- .29 Where possible, avoid level changes, and use gentle ramps (1:20 slope) instead of steps.
- .30 Any unavoidable level changes (e.g., stairs) should be clearly identified through high contrast materials, integrate handrails, and where appropriate, have tactile surface warning indicators in accordance with best practices.
- .31 Pedestrian paths of travel are free of projecting obstacles and protrusions considering both vertical and horizontal clearance (e.g., overhead signage, bike racks, landscaping).
- .32 Utility access points should be located outside the path of travel, and, where possible, any grates, drains, and other features in the path of travel should be installed flush with surrounding paving, ensuring no gaps are created in the route larger than 13 mm.
- .33 In multiple dwelling unit residential buildings such as apartments or condominiums, central entrances are encouraged to have a designated drop off space.
- .34 Wide pathways (1.8 m width) that support a range of users are encouraged.

Outdoor Storage

- .35 Outdoor storage areas and garbage containers should be screened with walls, fencing, hedging, plantings or other screening materials, or a combination of the above materials.

Parking

- .36 Off-street parking should be situated to the side or rear of buildings and the backs of buildings should be well-designed, functional secondary facades including windows, entry doors and signs facing the parking area.
- .37 There should be clearly defined access into parking areas.

Sustainable Development

- .38 The use of on-site renewable energy sources such as solar, geothermal, and wind, is encouraged.
- .39 High solar reflectance roofing products otherwise referred to as “cool roofs” or Energy Star Compliant, are recommended to reduce heat island effect and cut cooling costs.



20.5 DEVELOPMENT PERMIT AREA NO. 5 – RIPARIAN AREAS

20.5.1 AUTHORIZATION

Development Permit Area No. 5 is designated pursuant to *Local Government Act* section 488(1)(a) protection of the natural environment, its ecosystems and biological diversity.

A Development Permit shall be required for all activity defined as development under the Riparian Areas Regulation (RAR) that is located within 30 m of the high watermark or top of a stream's ravine bank. The Riparian Areas Regulation and all associated documentation, including the Implementation Guidebook, should be referenced for more detail.

Development is defined as follows:

- .1 removal, alteration, disruption, or destruction of vegetation;
- .2 disturbance of soils;
- .3 construction or erection of buildings and structures;
- .4 creation of non-structural impervious or semi-pervious surfaces;
- .5 flood protection works;
- .6 construction of roads, trails, docks, wharves, and bridges;
- .7 provision and maintenance of sewer and water services;
- .8 development of drainage systems;
- .9 development of utility corridors; and
- .10 subdivision as defined by the *Local Government Act*.

20.5.2 DESIGNATED AREA

This Development Permit Area applies to all land abutting creeks, lakes, rivers, streams, and all waterbodies containing fish habitat within the District of Logan Lake. The RAR Development Permit Area applies to areas identified as Environmentally Sensitive and Floodplain Hazard Area on the Schedule D - Environmentally Sensitive and Hazardous Areas map in the OCP. Most watercourses and water bodies subject to this Development Permit Area are shown on this map. However, the map is not inclusive of all watercourses or water bodies within District limits. It is the responsibility of the proponent to contact the District of Logan Lake to determine if this RAR Development Permit Area applies for a stream or other watercourse not otherwise identified on the map and is subsequently identified.

20.5.3 JUSTIFICATION

Development Permit Area No. 5 seeks to protect riparian areas to support fish life processes. Council seeks to protect this resource from any potentially negative impacts associated with development.

20.5.4 DEVELOPMENT PERMIT TRIGGERS

The *Local Government Act* imposes development permit requirements in development permit areas. Unless exempted, a development permit must be obtained when any of the following types of



development activity occur in Development Permit Area No. 5, in accordance with Section 489 of the *Local Government Act*:

- .1 Subdivision of land;
- .2 Construction, addition or alteration of a building or other structure; or
- .3 Alteration of land.

20.5.5 EXEMPTIONS

Applications for the following shall be exempt from requiring a Development Permit:

- .1 Renovations, repairs, and maintenance to existing buildings and structures that are determined to be legally non-conforming in accordance with the *Local Government Act*;
- .2 Reconstruction of a building or structure damaged beyond 75 per cent of its value, as described by the *Local Government Act*, provided it remains on its original foundation;
- .3 Farming activities;
- .4 Minor interior and exterior renovations to existing buildings, excluding any additions or increases in building volume;
- .5 Developments that have been approved but not yet constructed are honoured provided the approval has not changed;
- .6 Mining activities, hydroelectric facilities, and forest management, including the logging of land; and
- .7 Institutional developments.

20.5.6 GUIDELINES

Prior to undertaking any of the activities defined as development within the Riparian Areas Regulation Development Permit Area, an owner of property or appropriate delegate shall apply to the District of Logan Lake for a Development Permit, and the application shall meet the following guidelines:

- .1 A Qualified Environmental Professional (QEP) will be retained at the expense of the applicant, for the purpose of preparing a report on the riparian area pursuant to the RAR Assessment Methodology Guidebook. The report will be submitted to the Ministry of Environment, Fisheries and Oceans Canada, and the District of Logan Lake.
- .2 Where the QEP report proposes a Harmful Alteration, Disruption, or Destruction (HADD) to fish habitat pursuant to the Canada Fisheries Act and/or other applicable federal regulations, the Development Permit shall not be issued unless the HADD is subsequently approved by Fisheries and Oceans Canada (FOC). In order to apply for a HADD, the District must express support in principle for the HADD and identify the context as identified by the QEP report.
- .3 Where the QEP report describes an area designated as Streamside Protection and Enhancement Area (SPEA), the Development Permit will not allow any development activities to take place therein, and the owner will be required to provide a plan for protecting the SPEA over the long term through measures to be implemented as a condition of the Development Permit, such as:
 - (1) Dedicating back to the Crown, Province, or the District of Logan Lake;
 - (2) Gilding to a nature protection organization such as a conservation authority; or
 - (3) Registering a restrictive covenant over the SPEA securing it as a riparian buffer to remain free of development.



- .4 Where the QEP report describes an area as suitable for development with mitigating measures, the Development Permit shall allow the development in strict compliance with the measures described in the report. Monitoring and regular reporting by professionals retained by the applicant may be required, as specified in the Development Permit.
- .5 Variances to the Zoning By-law may be granted in compliance with the QEP report.
- .6 If the nature of a proposed project in a riparian assessment area changes, the QEP will be required to re-assess the proposal with respect to the SPEA.

CONCURRENT DEVELOPMENT PERMIT AREAS

Approval under the Riparian Areas Regulation Development Permit Area does not constitute approval under other development permit areas, which may apply to the same land.

DRAFT



21.0 DEVELOPMENT APPROVAL INFORMATION

21.1 AUTHORIZATION

Section 920.01(1) of the Local Government Act allows for an Official Community Plan to:

- .1 specify circumstances in which Development Approval Information may be required under that section;
- .2 designate areas for which Development Approval Information may be required under that section;
- .3 designate areas for which, in specified circumstances, Development Approval Information may be required under that section.

Such approval information may be required to address the impact of proposed activity or development on matters including but not limited to:

- .1 transportation patterns and traffic flow,
- .2 local infrastructure,
- .3 public facilities including schools and parks,
- .4 community services, and
- .5 natural environment.

The *Local Government Act* requires that if an Official Community Plan includes a provision under section 920.01(1), the local government must, by bylaw, establish procedures and policies on the process for requiring Development Approval Information and the substance of the information that may be required. Once such a bylaw is adopted, the local government or its authorized officer or employee, may require an applicant for rezoning, development permit or temporary commercial or industrial permit to provide the required information at the applicant's expense.

21.2 LANDS NOT SERVICED BY MUNICIPAL SANITARY SEWER SYSTEM

21.2.1 OBJECTIVE

- .1 The objective of designating lands not serviced by a municipal sanitary sewer system as a Development Approval Information Area is intended to protect ground and surface water from potential pollution from septic and other ground disposal systems (including package treatment plants).

21.2.2 DESIGNATED AREAS

- .1 The Development Approval Information Area includes all lands within the District of Logan Lake which are not serviced by the municipal sanitary sewer system.



21.2.3 CIRCUMSTANCES AND INFORMATION REQUIRED

- 1 Prior to the approval of a subdivision which would create a new lot or remainder of a lot less than 1.0 ha in size and which is proposed to be serviced by septic disposal, the proponent shall provide a report, prepared by a registered professional engineer with experience in hydrogeological engineering and ground disposal of effluent, which analyzes the land's potential for ground disposal of effluent including the soil capability to handle sewage effluent and effects on groundwater

DRAFT



PART 5 IMPLEMENTATION STRATEGY

Part 5 of the OCP outlines an action and implementation plan for moving forward.



22.0 IMPLEMENTATION PLAN

The Official Community Plan helps establish the direction for the future of Logan Lake through statements of objectives and policies. However, it generally does not provide the tools to put the Plan into full effect. The purpose of this section is to outline steps the District can take to implement the Plan.

Development Cost Recovery

The District will utilize a complete range of provisions provided by the *Local Government Act* to assist in recovering the costs of servicing new development. This will include the imposition of Development Cost Charges where applicable.

Additional Actions

.1 Zoning Bylaw Update

The District's Zoning Bylaw specifies what uses are permitted on lands within the District and provides for different densities of development. It also contains regulations that control the size, siting and other details of development on a specific parcel. The District's Zoning Bylaw will need to be amended to generally achieve consistency with this Plan although there may be instances where deliberate decisions are made to retain existing zoning which does not conform specifically with this Plan.

.2 Community Charter Annual Reports

As a requirement of the Community Charter, the District will set out to identify appropriate annual goals and performance measurements that will form the basis of an annual performance measurement report. As laid out in the Charter, these annual reports will meet statutory requirements and will complement the OCP by strategically identifying District actions that will work towards the long term vision for the community.

.3 Inter-Government Cooperation

It is the policy of Council to work with and, where appropriate, partner with First Nations, other Local Governments, Provincial Ministries, and Federal Ministries, in the pursuit of initiatives that are beneficial to the future sustainability (economic, social, or environmental) of the District of Logan Lake. "Bylaw 826"

22.1 IMPLEMENTATION STRATEGY

To be completed in final draft



SCHEDULE B
LAND USE PLAN
(TOWNSITE)



SCHEDULE C
LAND USE PLAN
(DISTRICT-WIDE)

District-Wide OCP Map
 No. #XXX, 20XX

OCP Designation

- Rural Resource
- Industrial
- Mining Operations

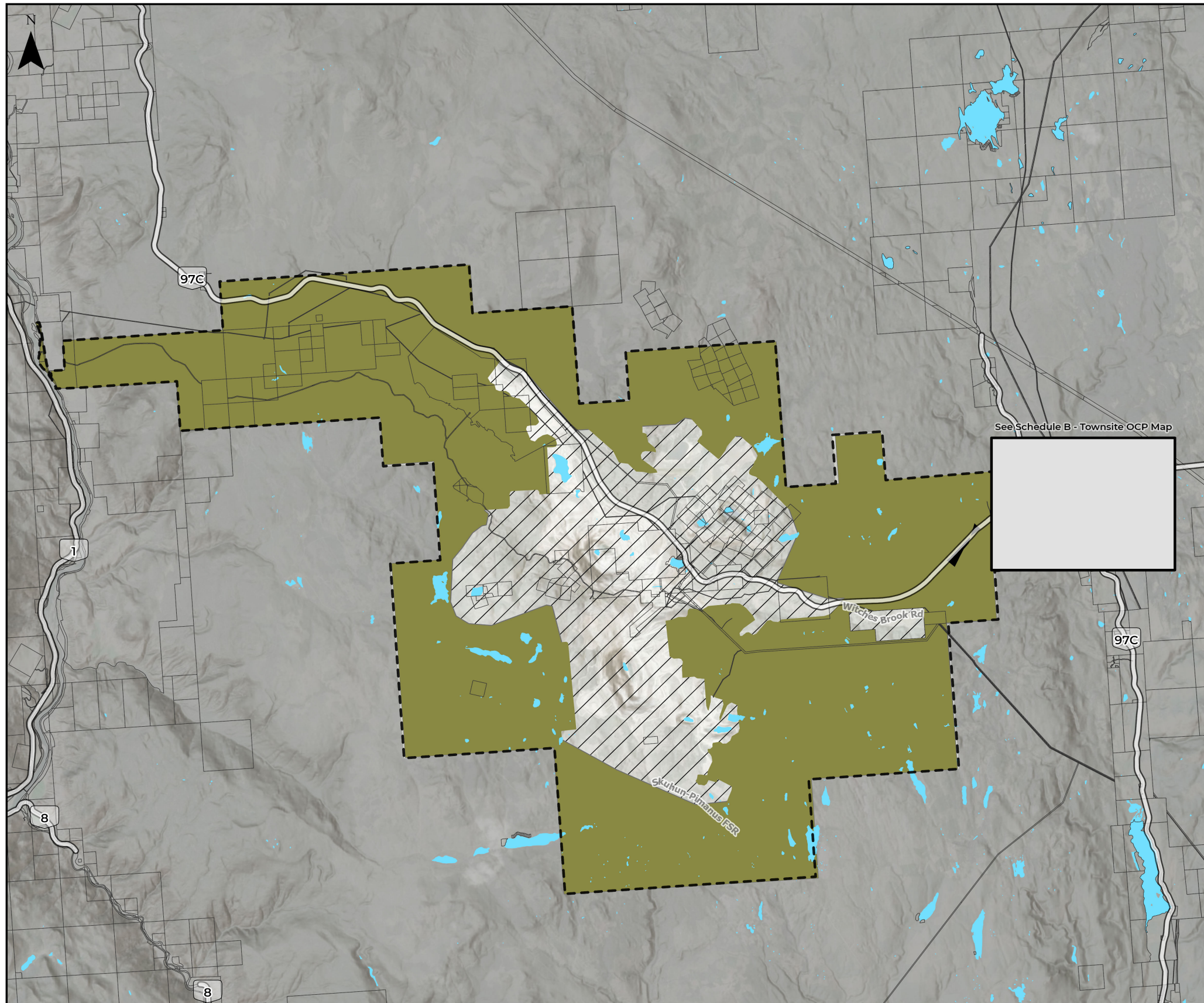
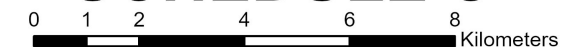
This figure shows land use up to the parcel boundary, though in reality, land use extends to the centerlines of adjacent roads.

SOURCE:
 Municipal boundary, water features and Digital Road Atlas from Data BC. Legal Boundaries from Parcel Map BC - Integrated Cadastral Information Society.
 Date of data access: February 2025

NOTE:
 For clarity purposes, the land use designation in the areas of the approximate edge of water boundaries has been shown only up to the high water mark and may not include the full extent of the parcel under the water.

BYLAW NO.	AMENDMENTS	DATE







SCHEDULE C

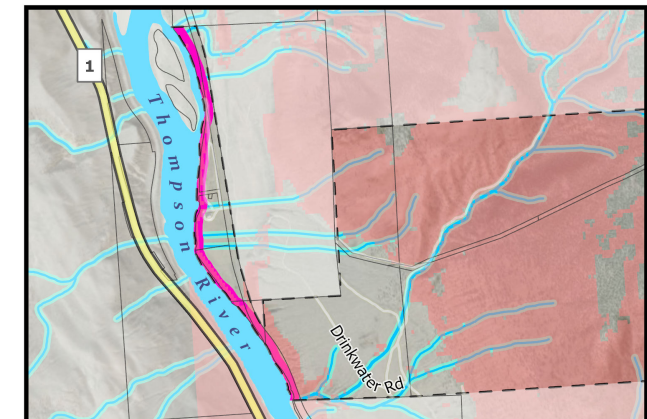




SCHEDULE D
ENVIRONMENTALLY
SENSITIVE AND
HAZARDOUS AREAS

**Environmentally Sensitive
 and Hazardous Areas
 No. #XXX, 20XX**

-  Logan Lake Municipal Boundary
-  Highway
-  Slope > 20%
-  Riparian Area
-  Watercourse
-  Approximate Thompson River Floodplain



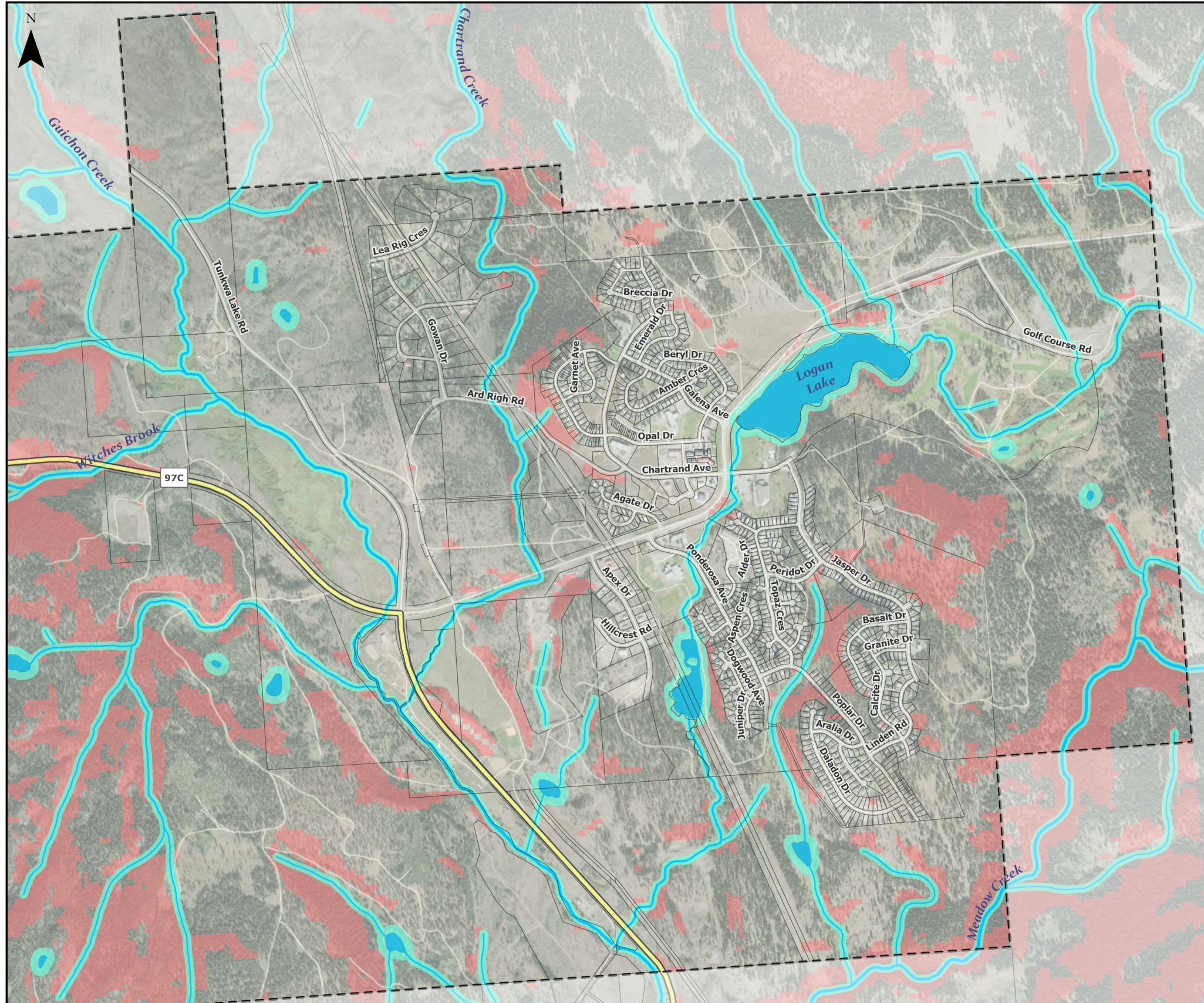
SOURCE:
 Municipal boundary, water features and Digital Road Atlas from Data BC. Legal Boundaries from Parcel Map BC - Integrated Cadastral Information Society. DLL
 Date of data access: February 2025

NOTE:
 For clarity purposes, the land use designation in the areas of the approximate edge of water boundaries has been shown only up to the high water mark and may not include the full extent of the parcel under the water.

BYLAW NO.	AMENDMENTS	DATE

SCHEDULE D

0 125 250 500
 Meters












SCHEDULE E
DEVELOPMENT
PERMIT AREAS









SCHEDULE F
TRANSPORTATION
NETWORK

Transportation Network
 No. #XXX, 20XX

Existing

-  Highway Crosswalk with Flashing Lights
-  Existing Major Road
-  Sidewalk
-  Paved Multi-Use Path
-  Unpaved Multi-Use Trail
-  Unpaved Walking Trail
-  Recreation Trails Area

Future

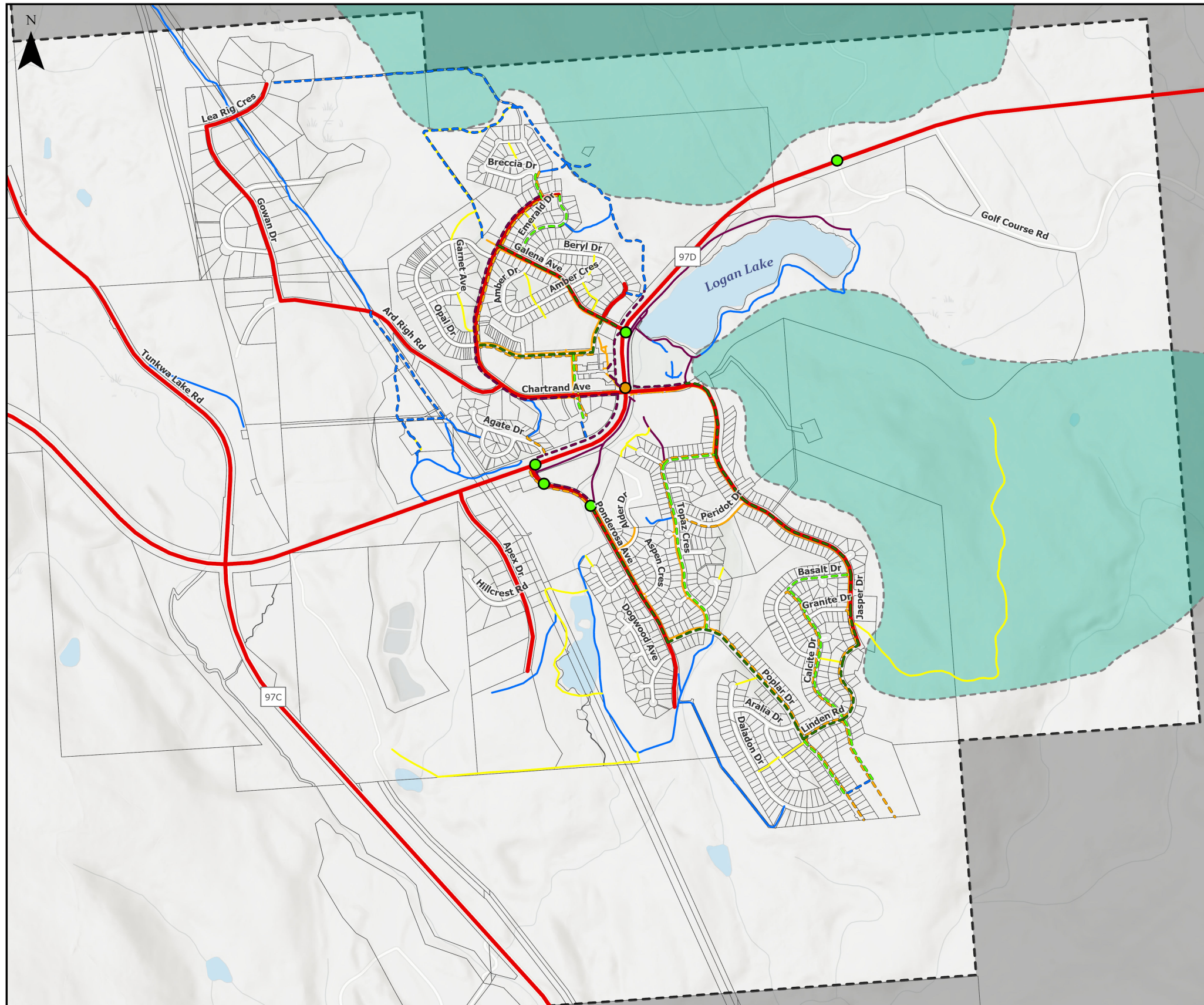
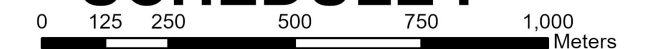
-  Crossing Review or Enhancement
-  Cycling
-  Multi-Use Path
-  Neighbourhood Bikeway
-  Sidewalk
-  Trail

SOURCE:
 Municipal boundary, water features and Digital Road Atlas from Data BC. Legal Boundaries from Parcel Map BC - Integrated Cadastral Information Society.
 Date of data access: February 2025

NOTE:
 For clarity purposes, the land use designation in the areas of the approximate edge of water boundaries has been shown only up to the high water mark and may not include the full extent of the parcel under the water.

BYLAW NO.	AMENDMENTS	DATE

SCHEDULE F





SCHEDULE G INFRASTRUCTURE

Infrastructure
 No. #XXX, 20XX

Water

- Water Main
- Water Reservoir
- Water Well

Sanitary

- Sanitary Main
- ▨ Sanitary Structure

Storm

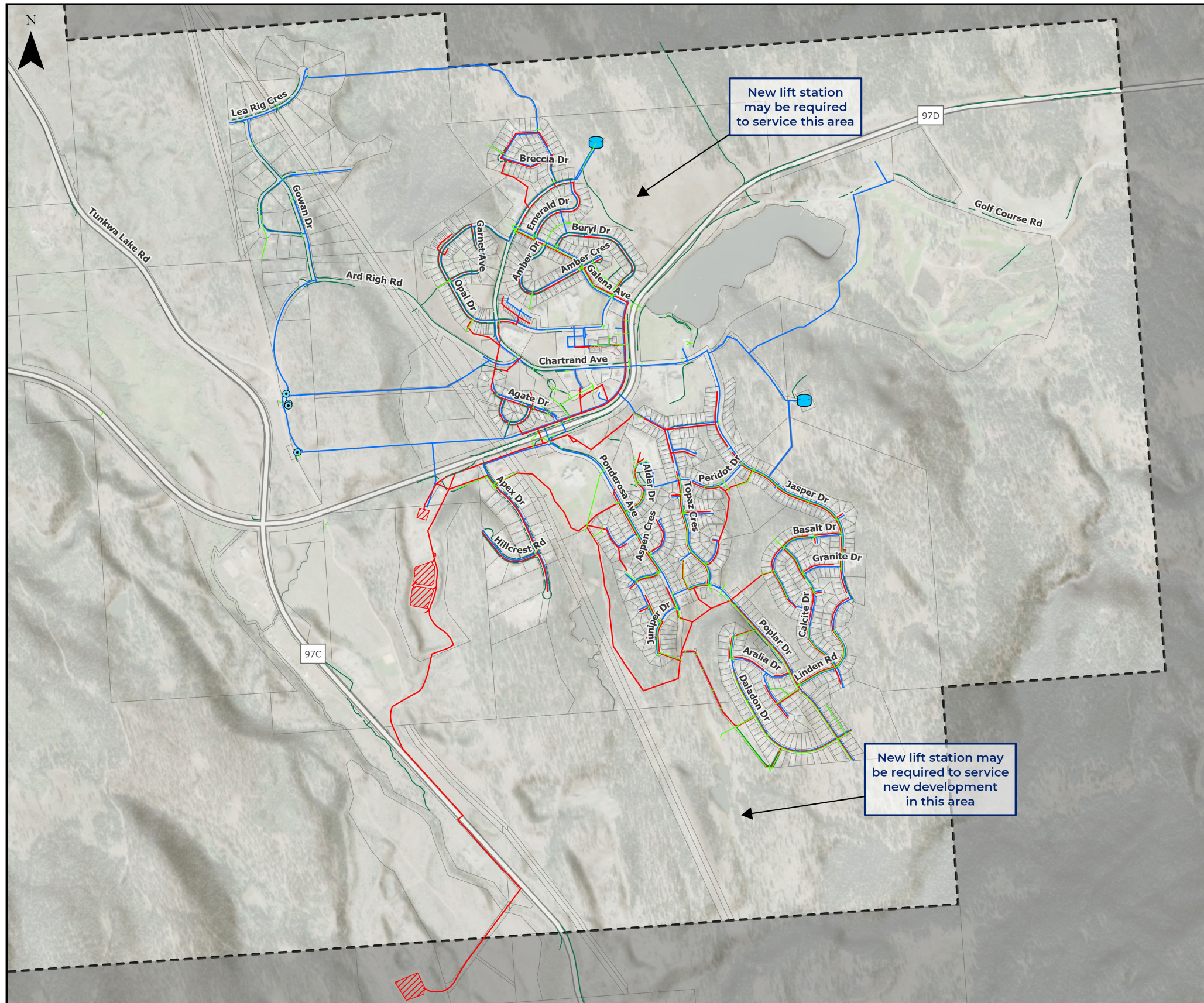
- Storm Main
- Storm Channel

SOURCE:
 Municipal boundary, water features and Digital Road Atlas from Data BC. Legal Boundaries from Parcel Map BC - Integrated Cadastral Information Society.
 Date of data access: February 2025

NOTE:
 For clarity purposes, the land use designation in the areas of the approximate edge of water boundaries has been shown only up to the high water mark and may not include the full extent of the parcel under the water.

BYLAW NO.	AMENDMENTS	DATE

SCHEDULE G





ZONING BYLAW

Bylaw 964, 2026

DISTRICT OF LOGAN LAKE**BYLAW 964, 2026**

A bylaw to provide zoning, floodplain, parking and loading provisions in the District of Logan Lake, pursuant to the *Local Government Act*.

WHEREAS Council, may by bylaw, regulate the use and density of land, buildings and structures; the area, shape and dimensions of parcels of land; and floodplain, parking and loading provisions, in order to guide development of land in an efficient, systematic and orderly way for the benefit of the public;

NOW THEREFORE the Council of the District of Logan Lake, in open meeting assembled enacts as follows:

1. This bylaw may be cited as "District of Logan Lake Zoning Bylaw No. 964, 2026".
2. Schedules "A", "B", "C", and "D" as detailed below, are attached to and from a part of Zoning Bylaw No. 964, 2026:
 - Schedule "A" – Zoning Bylaw Text
 - Schedule "B" – Floodplain Provisions
 - Schedule "C" – Zoning Map (Townsite)
 - Schedule "D" – Zoning Map (District-wide)
3. If any section, subsection, sentence, clause or phrase of this Bylaw is for any reason held to be invalid by the decision of any Court of competent jurisdiction, the invalid portion shall be severed and the decision that is invalid shall not affect any of the remainder.
4. Zoning Bylaw No. 675, 2010 and all amendments are hereby repealed.
- 5 This bylaw shall come into full force and effect upon adoption.

READ A FIRST TIME this XXX day of XXX, 2026.

READ A SECOND TIME this XXX day of XXX, 2026.

PUBLIC HEARING was held this XXX day of XXX, 2026.

READ A THIRD TIME this XXX day of XXX, 2026.

RECONSIDERED AND ADOPTED this XXX day of XXX, 2026.

Mayor (R. Smith)

Chief Administrative Officer (W. Archambault)

SCHEDULE "A"
Zoning Bylaw Text

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1.0 DEFINITIONS

In this Bylaw all words or phrases shall have their normal or common meaning except where this is changed, modified or expanded by the definitions set forth below:

ACCESSORY BUILDING means any building or structure that is used in conjunction with the principal building, but is separate from the principal building, and is located on the same parcel and includes garages, carports, sheds, soft-sided structures, and greenhouses. An accessory building or structure may be located on the common property in a bare land strata plan or on a strata parcel in that strata plan. Accessory buildings exclude heat pumps and other mechanical or electrical equipment, gas meters or propane tanks that are permanently affixed to a building or structure by way of plumbing or other duct work.

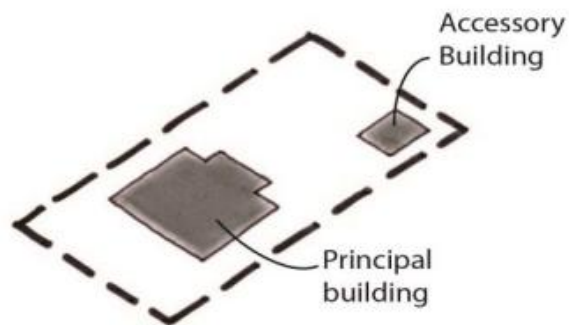


Figure 1.1: Principal and Accessory Buildings

ACCESSORY DWELLING UNIT means a self-contained dwelling unit located in a building completely separate from the principal dwelling, which has one or more habitable rooms used or intended for use as a residence by one or more persons living as a household. An accessory dwelling unit has sleeping, cooking and bathing facilities which are separate from the facilities of the principal dwelling located on the same parcel and may be contained within a separate building on the same parcel as a principal dwelling (garden suite) or as part of a detached garage (garage suite).

ACCESSORY USE means a use other than a principal use, which is ancillary or incidental to a principal use or building on the same parcel. An accessory use may or may not be within the same building as the principal use. An accessory use is permitted at the same time or after a principal use is established on a parcel.

ADMINISTRATIVE OFFICE means an office, including used for management, procurement, sales or recruitment that is ancillary to a commercial, industrial or resource extraction operation located at another site.

AFFORDABLE OR SPECIAL NEEDS HOUSING means housing for households that meet the criteria for an assisted living apartment under the Independent Living BC program, or the Shelter Aid for Elderly Renters (SAFER) program, or subsidized housing through the BC Housing, Housing Registry.

AGGREGATE PROCESSING means the use of a mechanically operated device or Structure for one (1) or more of the following:

- to sift, sort, crush or separate rock, sand, gravel, or other material of which land is composed;
- to wash or separate silts and other fine or small materials from larger rock, sand, gravel, or other material of which land is composed.

This use does not include an asphalt or concrete plant.

AGRICULTURE means a use providing for the growing, rearing, cultivating, producing, and harvesting of agricultural products, as well as cannabis, poultry, and Livestock, including the storage and sale on an individual farm of the products harvested, reared or produced on that farm, and the storage of farm machinery, implements and supplies, and repair to farm machinery and implements, used on that farm. It excludes all manufacturing, processing, storage and repairs not specifically included in this definition except in relation to the farms uses that cannot be prohibited by local government under the *Agricultural Land Commission Act* and its regulations. Agriculture parcels may contain Agri-tourism as an Accessory use.

AMENITY AREA means a usable open or recreational space for the common use of all residents and may include, balconies, sundecks, terraces, landscaped gardens, games rooms, swimming pools, tennis courts, saunas, playgrounds and similar recreational and landscaped areas.

APARTMENT means a single building consisting of three or more dwelling units on a parcel, where each dwelling unit has its principal access from a shared common entrance or hallway. Ground level dwelling units may have the principal access from a shared common entrance or hallway or may have direct ground level access to the outside.

ATTACHED SUITE means a self-contained dwelling unit located within a principal dwelling unit, which has one (1) or more habitable rooms used or intended for use as a residence by one (1) or more persons living as a household, or as a short-term rental accommodation. An attached suite has sleeping, cooking, and bathing facilities which are separate from the facilities of the principal dwelling in which the attached suite is located. Attached suites must contain a separate private entrance, which is enclosed from the rest of the principal dwelling unit. Attached suites are most commonly in the form of a "basement suite."

AUTOMOBILE SALES AND REPAIR means a business engaged primarily in car, truck, farm equipment, tractor and recreational vehicle sales and/or rental. Automobile repair, painting, part sales and body or glass services may also be included, provided that these services are fully contained within the principal building. Automobile sales and vehicle servicing may exist separately as a use on a parcel or be combined.

AUTO WRECKING YARD means an area outside of an enclosed building where motor vehicles are disassembled, and where vehicles are not in operable condition and used parts of motor vehicles are stored and sold.

AVERAGE GRADE means the average of the finished ground at the center of the face with the highest ground level and the finished ground at the center of the face with the lowest ground level, except that

localized ground level changes such as vehicle or pedestrian entrances or window wells need not be considered in the determination of average levels of finished ground, generally as seen in Figure 1.2 illustrates Grade and Height.

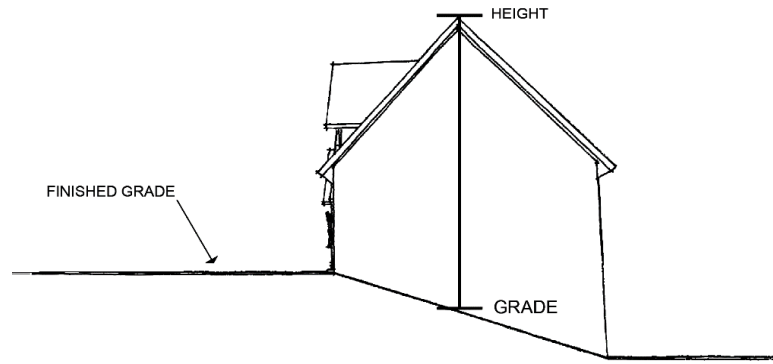


Figure 1.2: Grade and Height

BED AND BREAKFAST means an accessory use within a single-detached dwelling that provides temporary lodging for tourists and visitors, including the service of providing breakfast to guests.

BUILDING means any permanent or temporary structure having a roof and used or intended to be used for the shelter or enclosure of any use, occupancy, persons, animals, or objects.

BUILDING WIDTH means the lesser of the two horizontal dimensions of a building or structure. In the case of a mobile home, this means the width of the mobile home exclusive of any structural additions attached thereto which were not a section or intended to be a section of the mobile home at the time of its manufacture.

C ZONE means the C1, C2, and C3 zones.

CAMPGROUND AND RV PARK means land that is used to provide temporary accommodation in tents, tent trailers, travel trailers, recreational vehicles and non-permanent structures that contains no more than one single-family dwelling and no more than one convenience store but does not include a worker camp.

CANNABIS means all parts of the genus cannabis whether growing or not and the seed or clone of such plant

CANNABIS PRODUCTION means the lawful production of cannabis and cannabis derivatives for medical and non-medical purposes as permitted by the *Cannabis Act* and any applicable regulations, and includes cultivation, harvesting, processing, storage, packaging, non-retail distribution, analytical testing, and research, but excludes retail cannabis sales and the cultivation of cannabis by an individual for personal use and consumption.

CANNABIS RETAIL means the use of land, buildings, or other structures for the dispensing, selling, or distributing cannabis, any products containing cannabis or cannabis accessories as lawfully

permitted and authorized under the *Cannabis Control and Licensing Act*, *Cannabis Act*, *Cannabis Distribution Act*, and respective regulations thereunder as amended and enacted from time to time and any subsequent regulations or acts which may be enacted.

CARETAKER SUITE means a self-contained dwelling unit located within a principal building or in an accessory building on the same parcel as a principal commercial, industrial or institutional building or use. Caretaker suites can only be used to provide accommodation for persons employed on the parcel, owner(s) of the parcel, or for a caretaker or operator associated with an industrial use on the parcel.

CARPOR means a roofed structure that is enclosed less than 75% around the perimeter and is used for the residential parking of automobiles.

CEMETERY means and includes any parcel or tract of land set aside, used, maintained or operated as a place for the interment of the remains of dead persons.

CHILD CARE CENTRE means a facility for children that includes group child care, preschool, family child care, occasional child care, and multi-age child care all as defined under the *Community Care and Assisted Living Act S.B.C.*, as amended, and the Child Care Licensing Regulation set out under B.C. Reg. 95/2009, as amended.

CHURCH means a building for public worship or the holding of religious services.

CHURCH MANSE means a place of residence for the clergy of the associated church.

CLUB OR LODGE means a building used for fraternal, social, recreational, union, professional, business, travel or political activity which is operated for the use of club or lodge members and their guests only.

CLUBHOUSE means a building used for the sale and rental of golf equipment and food and beverage services to be sold and served to the public on the premises.

COMMERCIAL DAYCARE FACILITY means any type of facility licensed under the *Community Care and Assisted Living Act* that provides group daycare programs for nine (9) or more children.

CONVENIENCE STORE means a retail outlet, catering primarily to the day-to-day needs of residents and tourists.

COUNCIL means the duly elected Council of the District of Logan Lake.

DERELICT VEHICLE means any motor vehicle that has not been licensed for more than twelve months or is incapable of being driven, except for any non-licensed off-road or construction vehicle currently being used or property stored for construction, maintenance or recreation on the site.

DEVELOPMENT means:

- the carrying on of any construction or excavation or their operation, in, on, over, or under land or water; or

- the making of any change in the use or intensity of use of any land, water, building or premises.

DRIVE-THROUGH RESTAURANT means a restaurant which includes the sale or service of food or beverages to an occupant within a motorized vehicle.

DISTRICT means the District of Logan Lake.

DWELLING definitions:

DWELLING or DWELLING UNIT means a self-contained set of habitable rooms containing not more than one kitchen facility.

DUPLEX DWELLING means a Building used or designed for use as two (2) principal self-contained Dwelling Units, and no suites. A Duplex may be designed and constructed as two (2) Dwelling Units at initial construction or through the conversion of an existing Building. Figure 1.3 illustrates two types of Duplex Dwellings.



Figure 1.3: Examples of Duplex Dwellings

FOURPLEX DWELLING means a building consisting of four dwelling units, each of which has separate title and each of which is occupied or intended to be occupied as the permanent home or residence of one household.

MULTIPLE DWELLING UNIT means a building on a parcel, containing three or more dwelling units each of which is occupied or intended to be occupied as the permanent home or residence of one household.

PODIUM DWELLING means one or more dwelling units located above a commercial use permitted within the same zone such that no dwelling unit shares an entrance with a commercial use.

ROWHOUSE DWELLING means three or more of a series of dwellings, often of similar or identical design, situated side by side and joined by common walls.

SINGLE DETACHED DWELLING means a building that contains only one dwelling unit and is completely separated by open space on all sides from any other structure, except its own garage or shed. This use includes manufactured homes that conform to CSA A277 or CSA Z240 standards.

SIXPLEX DWELLING means a building consisting of six dwelling units, each of which has separate title and each of which is occupied or intended to be occupied as the permanent home or residence of one family.

TRIPLEX DWELLING, means a building consisting of three dwelling units, each of which has separate title and each of which is occupied or intended to be occupied as a permanent home or residence of one family. A triplex may have a common entrance foyer or individual entrances.

ACCESSORY DWELLING UNIT means a self-contained Dwelling Unit located within a Principal Building or in an Accessory Building on the same Parcel as a Principal Commercial, Industrial (Heavy or Light), or Institutional Building or use.

FARMER/FLEA MARKETS means an open-air market limited to the sale of fresh fruits and vegetable and prepared food and crafts.

FENCE includes an arbour, archway, gate, pagoda, screen, trellis, wall or other screening forming a boundary to or enclosing a parcel or part thereof.

FINANCIAL INSTITUTION means the provision of financial and investment services by a bank, trust company, investment dealer, credit union, mortgage broker, insurance company, financial planners and advisors or related businesses, and may include a drive-through.

FLOOR AREA, GROSS (GFA) means the total area of all the floors in a Structure measured to the exterior faces of the exterior walls of the Structure, excluding the area used for off-street loading and areas used exclusively for parking, mechanical equipment, stairways, and crawl spaces with a vertical clearance of less than 1.8 metres.

GROSS DENSITY means a measure of the intensity of development to the area of the parcel. Gross density is typically measured in units/hectare and is calculated by the total number of residential units in a development area divided by total development area, which includes all roads, utility rights-of-way and greenspaces within the development area.

HEIGHT means the maximum vertical distance between **the average grade** and the highest point of the building or structure. Fence height is an exception and is not measured from grade.

HIGHWAY includes a street, road, lane, bridge, viaduct, and any other way open to public use under the *Transportation Act* but does not include a private right of way on private property.

HOME BUSINESS means a small-scale business carried out entirely within the principal dwelling that provides professional or personal services.

HOME INDUSTRY means a small-scale use which is accessory to the principal dwelling or agricultural operation including, but not limited to a carpentry shop, a welding shop, or a metal working shop.

HOME OCCUPATION means a small-scale occupation, profession, or craft carried out entirely within the principal dwelling or an accessory building or structure only by one or more residents of the principal dwelling. The home occupation must be clearly incidental and accessory to the use of the dwelling for residential purposes and specifically excludes retail cannabis sales. There are two types of home occupations, a home business or home industry.

HOTEL means a building that provides rooms or suites for temporary sleeping accommodation where each room or suite is accessed by an enclosed common interior corridor and may be equipped with individual kitchen facilities. A hotel may include an office for hotel administration, a restaurant, and/or meeting rooms.

HOUSEHOLD means one (1) or more persons living together or as a common unit sharing all spaces except bedrooms in a Dwelling Unit.

INDUSTRIAL, HEAVY means

- basic processing or manufacturing of materials or products predominantly from extracted or raw materials;
- a use engaged in the storage or manufacturing of flammable or explosive material;
- other manufacturing processes that potentially involve hazardous or commonly recognized offensive odours.

Heavy Industrial parcels may contain an Office as an Accessory use.

INDUSTRIAL, LIGHT means

- the manufacturing of goods, products, and materials carried on predominantly inside a Building which may create minor noise, smoke, dust, or other emissions and may include on-site storage of raw materials for its production;
- the repair of goods, products and materials that are produced on-site;
- clean/green technology, sustainable and renewable energy industries which may create minor noise, smoke, dust, or other emissions.

Light Industrial parcels may contain Office or employee facilities as Accessory uses.

INDOOR RECREATION FACILITY means a facility for the provisions of recreation and sports facilities primarily conducted indoors such as arcades, arenas, fitness clubs, racquet courts, gymnasiums, dance studios, swimming pools and bowling alleys.

INTENSIVE AGRICULTURE means the use of land, buildings and structures by a commercial enterprise or an institution for: the confinement of poultry, livestock or fur bearing animals, or the

growing of mushrooms.

KENNEL means a commercial establishment for the training, breeding or boarding of dogs, cats and other animals kept as household pets.

LANDSCAPE SCREEN means a continuous fence with gates for pedestrian access, wall, compact evergreen hedge, berm, or combination thereof that visually screens the view of the land which it encloses and is broken only by access roads or pedestrian paths.

LANDSCAPING MATERIALS, HARD includes fences, impermeable walkways, decorative walls, retaining walls, planters, sculptures, decorative pools, or decorative rocks.

LANDSCAPING MATERIALS, SOFT includes trees, shrubs, grass, vines, ground covers, flowers, soil, mulches, or other similar materials in a landscaped area.

LANE means a highway that provides only secondary access to a parcel located at the side or rear of the parcel.

LOADING SPACE means an on-site space reserved for temporary parking for the purpose of loading or unloading goods and materials.

M ZONE means the M1 and M2 zones.

MANUFACTURED HOME means a dwelling built under CSA standards Z240 or A277 designed to provide residential accommodation, whether ordinarily equipped with wheels or not, that is designed, constructed or manufactured to be moved from one place to another by being towed or carried, and includes mobile homes and modular homes but does not include travel trailers, recreational vehicles, or campers.

MANUFACTURED HOME PARK means a parcel of land upon which two or more manufactured homes are located, and includes all buildings and structures used or intended to be used as part of such Manufactured Home Park, but excludes any dwelling unit that is not a manufactured home with the exception of one dwelling unit for the caretaker or operator of a Manufactured Home Park.

MOBILE VENDOR means a person who, either on his/her own account or as an officer, servant, or agent of another, sells or offers for sale goods from a mobile truck or other vehicle, or from another temporary structure.

MOBILE HOME means a manufactured home that is constructed in a factory, designed to be towed from site to site and subject to Canadian Standards Association (CSA) Z240 Mobile Home Series of Standards. CSA Z240 Standards are specifically for homes that may be moved from one home site to another.

MODULAR HOME means a manufactured home that is constructed on site from factory assembled modules. These homes have a CSA A277 label to show that they were built in a certified factory and must meet local Bylaws and the BC Building Code. Modular homes are not typically moved from one home site to another.

MOTEL means a building that provides rooms or suites for temporary accommodation where each room or suite has individual exterior access. A motel may include an Office for administration, and it may contain assembly spaces, indoor recreation, a restaurant (including Licensed Premises) as accessory uses.

MUNICIPALITY means the District of Logan Lake.

NATURAL BOUNDARY means the visible high-water mark of any lake, river, stream or other body of water where the presence and action of the water are so common and usual, and so long continued in all ordinary years, as to mark upon the soil of the lake, river, stream or other body of water, a character distinct from that of the banks thereof in respect to vegetation, as well as in respect to the nature of the soil itself and as determined by a surveyor.

OFFICE, PROFESSIONAL means a building or part thereof used for the practice of a profession, the carrying on of a business, or the administration of an industrial activity that is conducted off site, and includes, but is not limited to, medical, dental, chiropractic, psychiatric, legal, accounting, optometrist, real estate, newspaper, and government offices.

OFFICE, TRADE CONTRACTOR means offices that include trades, contractors, storage for trades, and related industries including, but not limited to, electrical, fabricating, flooring, heating, painting, plumbing, refrigeration, roofing, septic services and ventilation, air conditioning and natural resource development. Trade contractor offices may include the indoor and outdoor storage of materials, equipment and machinery that is directly related to the activities of a particular trade contractor office.

OPEN MARKET means an open-air market for the sale of arts, crafts, merchandise and other related items.

OUTDOOR DISPLAY YARD means an area outside an enclosed building used solely for the display of finished products of an industry or a retail establishment.

OUTDOOR STORAGE AREA means an area or a parcel used for the storage of materials and finished products of an industry or retail establishment.

P ZONE means any park and institutional zone and includes the P1 and P2 zones.

PANHANDLE PARCEL means any Parcel, the Building area of which is serviced or gains Highway frontage using a narrow strip of land that is part of the Parcel.

PARCEL means an area of land which is designated under the *Land Title Act* as a separate and distinct Parcel on a legally recorded plan or description registered in the Land Title Office. A strata lot in a bare land strata plan, pursuant to the *Strata Property Act* is a Parcel.

PARCEL AREA means the total area of land comprising the parcel but excluding any panhandle.

PARCEL, CORNER means a parcel abutting upon two or more streets at their intersection or upon two parts of the same street, such streets or parts of the same street forming an interior angle or less than

135°. For the purposes of this definition, the front yard is the yard adjacent to the shortest boundary abutting on a street or right of way.

PARCEL COVERAGE means the percent of the parcel size covered by buildings or other structures, including accessory buildings or other structures but excluding parking areas, decks, patios, driveways, walkways, and similar impermeable surfaces.

PARCEL FRONTAGE means the length of that parcel boundary which abuts a highway, or access route in a bare land strata, and for this purpose “highway” does not include a walkway or emergency access route.

PARCEL LINE means the legally defined boundary of any parcel.

- **Equivalent Front Parcel Line** means a line drawn between the intersect points of the side parcel line and the front parcel line on parcels with curved front parcel lines, as illustrated in Figure 1.4.
- **Exterior Side Parcel Line** means a side parcel line which abuts the highway (excluding a lane, pathway, walkway, or trail) on a corner parcel, as illustrated in Figure 1.5.
- **Front Parcel Line** means any parcel line common to a parcel and one highway other than a lane as illustrated in Figure 1.5. Where a parcel is contiguous to the intersection of two (2) highways, the front parcel line is the shortest parcel line contiguous to a highway other than a lane.
- **Interior Side Parcel Line** means a parcel boundary between two (2) or more parcels or a lane, other than a front or rear parcel line, as illustrated in Figure 1.5.
- **Rear Parcel Line** means the boundary of a parcel which lies the furthest from, and is not connected to, the front parcel line, as illustrated in Figure 1.5.

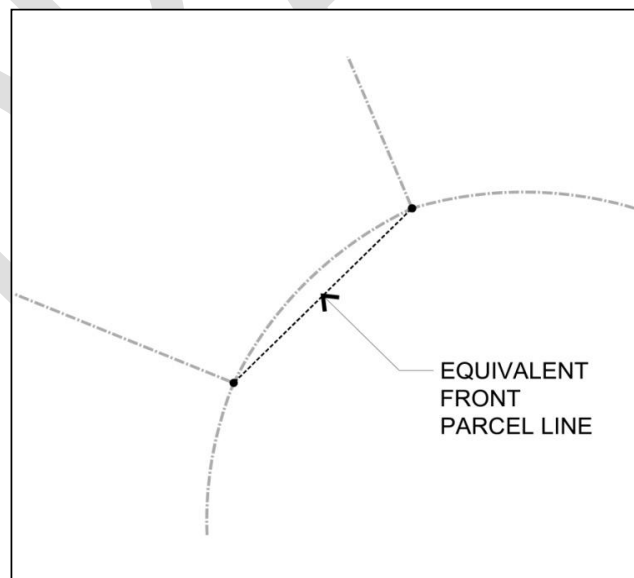


Figure 1.4: Illustration of Equivalent Front Parcel Lines

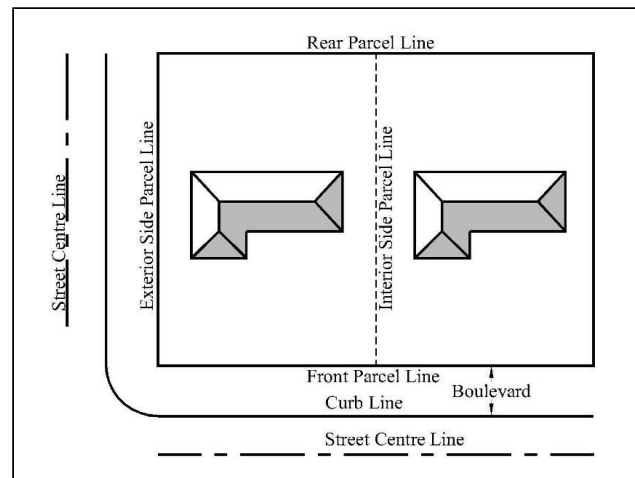


Figure 1.5: Parcel Lines

PARCEL WIDTH means the horizontal distance between the two side parcel lines measured at the minimum setback from the front parcel line.

PARK means the use of land, Building or other Structures for uses such as:

- non-Commercial passive or active recreation;
- playgrounds and tot-lots;
- walkways;
- trails;
- environmentally significant areas;
- forest reserves;
- wildlife sanctuaries;
- greenbelts;
- conservation areas;
- buffers; and
- nature and cultural interpretation areas.

PARKING SPACE means a space within a building or parking area, for the parking of one vehicle, excluding driveways, aisles, ramps, columns, office and work areas.

PERSONAL SERVICE ESTABLISHMENT means a business where personal services are provided for a gain and where the sale of retail goods is only accessory to the provision of such services including, but not limited to, barber shops, beauty salons, tailor shops, laundry or dry cleaning shops, watch repair shops, shoe repair shops and small appliance repair shops but does not include health services.

PORTABLE SHELTER means a structure constructed of fabric or other pliable material supported by a rigid framework not requiring a foundation. A portable shelter may be anchored to the ground or a hard surface such as concrete or asphalt and erected for a temporary or indefinite period of time. Portable shelters are typically used to protect vehicles, boats, RVs, or other objects from the weather.

PRINCIPAL BUILDING means the building that contains the principal use of the parcel and shall include attached garages or carports, but does not include an accessory building.

PRINCIPAL USE means the main purpose for which land, buildings or structures are ordinarily used.

PUBLIC UTILITY means a system, work, building, plant, equipment or resource owned by a municipality, public or private utility company or other government agency for the provision of water, sewer, drainage, gas, electricity, transportation, communication services such as an electrical substation, community sewer system or public works yard.

R ZONE means the R1, R2, R3, and ER zones.

RECREATIONAL VEHICLE means a vehicle intended as a temporary accommodation for travel, vacation, or recreational use and includes travel trailers, motorized homes, slide-in campers, chassis-mounted campers and tent trailers. Recreational Vehicle also means sea-doo's and other personal water craft, all terrain vehicles, snowmobiles, and boats.

RECYCLING CENTRE means the buying, selling, collection, sorting, baling, packing, or temporary storage of recyclable materials including cardboard, plastics, glass, paper, bottles, cans and similar household goods and electronics, household appliances, office equipment, and batteries, where all storage is contained within an enclosed building. This use does not include a junk yard.

RENEWABLE ENERGY means energy that is collected from renewable resources that are naturally replenished on a human timescale such as solar, wind, hydro, tidal, geothermal and biomass energy.

RESOURCE DEVELOPMENT means any activity required to develop or extract natural resources from the land. This includes mining, forestry, exploration and extraction activities and can also include related processing plants, administrative facilities and employee facilities.

RESTAURANT means an eating establishment where food is sold or served to the public and does not include the sale or service of food or beverages to an occupant within a motorized vehicle (i.e. does not include drive-through restaurants).

RETAIL STORE means a building where goods, ware, merchandise, substances, articles or things are offered or kept for sale to the general public, including storage of limited quantities of such goods, wares, merchandise, substances, articles or things, sufficient only to service the retail use.

SCREENING means a continuous fence, wall, compact evergreen hedge or combination thereof, supplemented with landscaped planting, that would effectively obscure direct vision of the property which it encloses, and is broken only by access drives and walks.

SERVICE STATION means premises used principally for the retail sale of motor fuels, lubricating oils

and motor vehicle accessories and the servicing of motor vehicles, and may include the auxiliary retail sale of other products, but shall not include any wholesale sales, automotive frame repairs, body repairs, or painting.

SETBACK means the horizontal distance measured at right angles to the parcel line, between the parcel line and the exterior wall of the building or structure as illustrated in Figure 1.6.

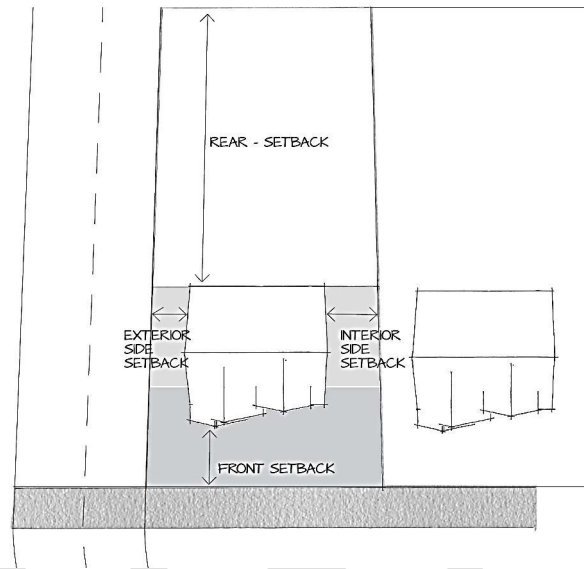


Figure 1.6: Setbacks

SIGN means any structure, device, advertisement, advertising device or visual representation intended to convey information or to advertise or attract attention to a product, service, place, event, person, or business and which is visible from any property other than the one on which it is located.

SHIPPING CONTAINER means an enclosed unit used in the packing, shipping, movement, storage, or transportation of freight, articles, goods, or commodities, via ship, rail, or truck, whether or not it is actually being used for such purpose. Shipping container includes sea cans, cargo containers, railway boxcars, or similar storage containers.

SHOPPING CENTRE means a unified group of retail and personal service establishment on a site planned, developed and managed as a single operating unit, with shared on-site parking.

SPECIAL CARE FACILITY means an institution or residential facility where care and attention is furnished, with or without charge on account of age, infirmity, physical or mental defect, or other disability which requires care and which is designated as a community care facility under the *Community Care and Assisted Living Act*.

STRUCTURE means any construction or erection of any kind, of any material, which is fixed to, supported by, or sunk into land or water and includes:

- a building;
- tent;
- awning;
- shipping container;
- tower;
- arbour;
- trellis;
- gazebo;
- swimming pool; and
- dock.

For the purposes of this Bylaw, the following shall not be Structures:

- a fence;
- retaining wall;
- open air surface areas at grade such as paving or other surfacing materials;
- walkways; and
- curbs.

TEMPORARY USE PERMIT means a Temporary Use Permit as outlined in the *Local Government Act*.

TEMPORARY USE PERMIT DESIGNATED AREAS means areas designated by specific zones where Council may issue a Temporary Use Permit.

USABLE SITE AREA means the area of a parcel measured in a horizontal plane between the parcel boundaries, excluding land in excess of thirty percent slope.

WAREHOUSING means the use of enclosed buildings and structures primarily for the shipping, receiving, wholesaling and storage of large quantities of goods.

WATERCOURSE means any natural or man made depression with well-defined banks and a bed 0.6 m or more below the surrounding land serving to give direction to a current of water at least six (6) months of the year or having a drainage area of 2 km² or more upstream of the point of consideration.

WRECKING YARD means land and/or buildings where motor vehicles, tractors, logging equipment, farm implements, motorcycles, boats and industrial equipment are disassembled, prepared for disposal, are rebuilt or are reused as part of a recycling program, and the keeping and/or storing of salvaged materials where such materials are bought, sold, exchanged, baled or otherwise processed for further use.

YARD means an area created by a setback, as illustrated in Figure 1.7.

- **Front Yard** means that portion of the parcel extending across the full width of the parcel from the front parcel line to the face of the nearest exterior wall of the principal building on the parcel except

in the case of a corner parcel, the front yard shall parallel the shortest boundary thereof abutting on a street or right of way.

- **Exterior Side Yard** means the portion of the parcel extending from the front yard to the rear yard side yard that abuts a highway.
- **Interior Side Yard** means a side yard other than an exterior side yard.
- **Side Yard** means the portion of the parcel extending from the front yard to the rear yard and lying between the side parcel line and the face of the nearest exterior wall of the principal building on the parcel.
- **Rear Yard** means the part of a parcel lying between the rear parcel line and the rear of the principal building and extending across the full width of the parcel.

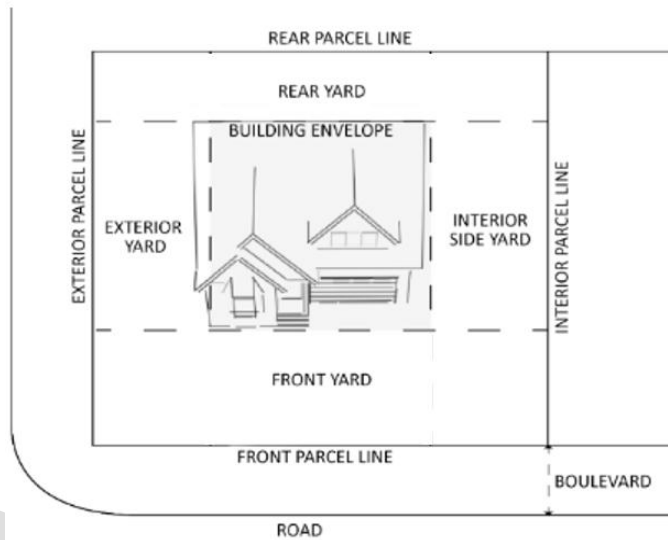


Figure 1.7: Yards

ZONE means a zone as established by this Bylaw.

2.0 ADMINISTRATION

Application

- 2.1 This Bylaw applies to all land, buildings and structures including the surface of water within the boundaries of the District of Logan Lake as defined in the Letters Patent and its amendments.

Conformity

- 2.2 Land, including air space and the surface of water, shall not be subdivided or used and buildings and structures shall not be constructed, altered, located or used except as specifically permitted in this Bylaw.
- 2.3 Existing non-conforming uses, buildings and other structures are subject to provisions of the *Local Government Act*.

Severability

- 2.4 If any section, subsection, sentence, clause or phrase of this Bylaw is for any reason held to be invalid by the decision of any court of competent jurisdiction, the invalid portion shall be severed and the decision that it is invalid shall not affect the validity of the remainder.

Applicable Regulations

- 2.5 Where this Bylaw sets out both general and specific regulations that could apply to a situation, the specific regulations shall apply.

General Compliance and Prohibitions

- 2.6 No land, Building or other Structures may be used, occupied, developed, constructed, erected, altered, modified, replaced, located, enlarged, maintained, or left with no use except in strict conformity with this Bylaw.
- 2.7 In each zone, no land, Building or other Structures may be used, occupied, developed, constructed, erected, altered, modified, replaced, located, enlarged, or maintained for a use that is not specifically listed in that zone, unless that use is permitted in all zones per section 4.4.
- 2.8 In each zone, no land, Building or other Structures may be used, occupied, developed, constructed, erected, altered, modified, replaced, located, enlarged, or maintained except in conformity with the provisions and regulations in that zone, and the General Regulations.
- 2.9 No subdivision may be approved except in conformity with this Bylaw, or so as to cause any existing Building or other Structure to violate the provisions of this Bylaw.

Compliance with Other Bylaws and Legislation

- 2.10 In addition to this Bylaw, a person is responsible for determining and complying with the requirements of all other applicable municipal bylaws, and provincial and federal statutes and legislation.

Figures

2.11 All figures used in this Bylaw are for illustrative purposes only and are not to scale.

Measurements

2.12 All dimensions and other measurements in this Bylaw are expressed in the standard International Units (Metric) System.

Inspection

2.13 The Corporate Administrator, Building Inspector, Bylaw Enforcement Officer, or other Officer of the District duly appointed by Council, is hereby authorized to enter, at any reasonable hour all days of the week, upon any property that is subject to regulations under this Bylaw to ascertain whether the provisions of this Bylaw are being observed.

Violation

2.14 Every person who:

- .1 violates any of the provisions of this Bylaw;
 - .2 causes or permits any act or thing to be done in contravention or violation of any of the provisions of this Bylaw;
 - .3 neglects or omits to do anything required under this Bylaw;
 - .4 carries out, causes or permits to be carried out any development in a manner prohibited by or contrary to any of the provisions of this Bylaw;
 - .5 fails to comply with an order, direction or notice given under this Bylaw; or
 - .6 prevents or obstructs, or attempts to prevent or obstruct, the authorized entry of an officer onto property under Section 2.13;
- commits an offence under this Bylaw.

Offence

2.15 Each day's continuance of an offence under Section 2.14 constitutes a new and distinct offence.

Penalty

2.16 Any person who commits an offence under this Bylaw shall be liable upon summary conviction to a penalty of not less than \$5,000.

3.0 ESTABLISHMENT OF ZONES

Establishment of Zones

- 3.1 The area within the boundaries of the District of Logan Lake shall be divided into the zones identified in Column I and described in Column II of Table 3.1.

Table 3.1: Zones

Column I Zones	Column II Title Elaboration
AR	Agriculture
RR	Rural Resource
ER	Estate Residential
R1	Low Density Residential
R2	Small Lot Single Detached Residential
R3	Medium Density Residential
C1	Town Centre Commercial
C2	Neighbourhood Commercial
C3	Highway Commercial
M1	Light Industrial
M2	General Industrial
M3	Mining Operations
SG	Sand and Gravel
P1	Parks and Recreation
P2	Public, Institutional, and Cultural Facilities
FD	Future Development

Zone Title

- 3.2 The correct name of each zone provided for in this Bylaw is set out in Column I of Table 3.1 and the inclusion of the names contained in Column II of Table 3.1 is for information purposes only.

Location of Zones

- 3.3 The location of each zone is established in Schedules C and D, the Zoning Maps of this Bylaw.

Zone Boundaries

- 3.4 The zone boundaries on the Zoning Map shall be interpreted as follows:

-
- .1 Where a zone boundary follows a street, lane, railway, pipeline, power line, utility right-of-way, or easement, it follows the centerline, unless otherwise clearly indicated on the Zoning Map;
 - .2 Where a zone boundary is shown as approximately following the District boundary, it follows the District boundary;
 - .3 Where a zone boundary is shown as approximately following the natural boundary, it follows the natural boundary and changes with the change in the natural boundary;
 - .4 Where a zone boundary is shown as approximately following a property line, it follows the property line;
 - .5 Where a zone boundary is shown as approximately following a topographic contour line or a top-of-bank line, it follows that line;
 - .6 Where a zone boundary is shown as being generally parallel to or as an extension of any of the features listed above, it shall be so;
 - .7 In circumstances not covered above, the zone boundary shall be determined by the scale of the Zoning Map;
 - .8 Where any street is closed, the roadway lands have the same zoning as the abutting land. When abutting lands are governed by different zones, the center of the roadway is the zone boundary unless the zone boundary is shown clearly following the edge of the roadway. If the roadway is consolidated with an adjoining parcel, the parcel's zoning designation applies to affected portions of the roadway;
 - .9 Where a zone boundary is shown on Schedule B, the Zoning Map, as following a highway or rail right-of-way or watercourse, the centreline of the right-of-way or watercourse shall be the zone boundary; and
 - .10 Where the zone boundary does not follow a legally defined line, and where the distances are not specifically indicated, the location of the zoning boundary shall be determined by scaling from the Zoning Map.

4.0 GENERAL REGULATIONS

Applicability of General Regulations

4.1 Except as expressly excluded, Section 4 applies to all zones established under this Bylaw.

Permitted and Prohibited Uses

- 4.2 No land, building or other structure may be used for a use that is not specifically listed under the heading "Principal Uses" or "Accessory Uses" in the zone that the land, building, or other structure is located, and no building or other structure may be placed, constructed, sunk into, erected, moved, sited, altered or enlarged for any use other than a specifically permitted use in that zone. Furthermore,
- .1 A use listed under "Accessory Uses" is only permitted if a use under "Principal Uses" is lawfully established and ongoing.
 - .2 A use is only permitted if lawfully established and ongoing in accordance with such further general regulations applicable to the use, as identified throughout this Bylaw, some of which may be varied in accordance with *Local Government Act* authority of the Board of Variance, or Council via development variance permit or variance within a development permit, as applicable.
- 4.3 Any use not expressly permitted in this Bylaw is prohibited in every zone and where a particular use is expressly permitted in one zone, such use is prohibited in every zone where it is not also expressly permitted.
- 4.4 Except where specifically excluded, the following uses, buildings and other structures are permitted in every zone:
- .1 Accessory uses to a principal permitted use, building or structure on the same parcel;
 - .2 Accessory buildings to a principal permitted use, building or other structure on the same parcel;
 - .3 Telephone exchange buildings;
 - .4 Pipelines, telecommunication towers and wires, traffic control devices, electrical substations, and clock towers;
 - .5 Water supply facilities including reservoirs, treatment plants, pumping stations, intake Structures and supply lines;
 - .6 Sewage treatment and collection facilities including treatment plants, sewage pumping stations, and sewer service lines;
 - .7 Parks, open space, community gardens, playgrounds and playing fields, hiking and bicycling paths and ecological reserves;
 - .8 Public Works Yards;
 - .9 Transportation rights of way established by a government or Crown corporation; and
 - .10 Public Utility facilities for the transmission of water, sewage, electrical power, telephone, natural gas, cable television, fibre optic and other similar services
- 4.5 Where a zone includes a minimum parcel size, or minimum parcel width, then a parcel that does

not satisfy all minimum requirements for the regulated use may not be used for that use, unless the parcel was created prior to the adoption of this Bylaw and no other permitted use is available for the Parcel.

- 4.6 Child Care Centres, which are provincially licensed facilities to accommodate eight (8) children or less, are permitted in any zone allowing a single detached dwelling, provided they occur as an accessory use within a single detached dwelling.

4.7 Mobile Vendors shall be permitted, subject to a valid business permit, in all zones except R Zones.

- 4.8 Occupancy of a recreational vehicle for more than 10 days in one month is prohibited on a parcel in an R Zone.

- 4.9 Short-term rental accommodations are prohibited in all zones.

- 4.10 Occupancy of a recreational vehicle for overnight accommodation while it is parked on a highway is prohibited.

- 4.11 The following uses are prohibited in all zones except M zones:

- .1 the parking or storage of derelict vehicles;
- .2 Wrecking and salvage use, or junk yard.

- 4.12 The following uses are prohibited in every zone:

- .1 The disposal or storage of hazardous or toxic waste; and
- .2 Shipping containers, except as an accessory storage unit in accordance with Section 4.72 and 4.73.

Agricultural Land Reserve

- 4.13 All lands designated as Agricultural Land Reserve pursuant to the *Agricultural Land Commission Act* are subject to the provisions of the *Agricultural Land Commission Act*, and all applicable conditions, orders, and regulations.

Height Exceptions

- 4.14 The maximum height regulations of this Bylaw do not apply to the following, provided that no such structure covers more than 20% of the parcel, or if located on a building, not more than 15% of the roof area of the principal building and are not to exceed 15 in overall height when measured from the natural ground:

- .1 Chimney, smoke stacks;
- .2 Church spires;
- .3 Cranes;
- .4 Domes or cupolas;
- .5 Elevator housings;
- .6 Flagpoles;
- .7 Floodlights;

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- .8 Hose and fire alarm towers;
 - .9 HVAC units;
 - .10 Masts and aerials;
 - .11 Mechanical appurtenance on roof tops;
 - .12 Public monument;
 - .13 Roof stairway entrances;
 - .14 Silos;
 - .15 Skylights;
 - .16 Telecommunications towers;
 - .17 Transmission towers;
 - .18 Utility poles;
 - .19 Warning devices; and
 - .20 Water towers.

Parcel Size and Width and Irregularly Shaped Parcels

- 4.15 A parcel registered in the Land Title Office before the original adoption date of this Bylaw that does not adhere to the parcel size and width requirements of this Bylaw is deemed to be an existing non-conforming parcel on which the permitted uses for the subject zone under this Bylaw shall be permitted.
- 4.16 Except as permitted in the regulations below, no parcel will be reduced in area, either by the conveyance or alienation of any portion thereof or otherwise, contrary to the provisions and regulations of this Bylaw. However:
 - .1 The minimum parcel size required by this Bylaw may be reduced by a maximum of ten percent (10%) if part of the proposed parcel is required for the purpose of widening an existing highway or right of way.
 - .2 The minimum parcel size required by this Bylaw may be reduced by a maximum of ten percent (10%) under all the following conditions:
 - 1. The minimum parcel width set out in this Bylaw, or set by the Approving Officer, is attained;
 - 2. The minimum parcel size needs to be reduced in order to allow the length of the parcel to be reduced; and
 - 3. The reduction in minimum parcel size (and resulting reduction in required length) is required in order to allow a subdivision to fit within an extension of the standard grid of streets, avenues, and lanes in the District of Logan Lake.
 - .3 Parcel size requirements do not apply to parks, public uses, or public utility facilities for the transmission of water, sewage, electrical power, telephone, natural gas, cable television, fibre optic and other similar services.
 - .4 Where a parcel is a panhandle parcel, the access strip or panhandle shall not be included as

part of the minimum parcel size calculation

- 4.17 Notwithstanding other provisions of this Bylaw and excluding panhandle parcels, irregular or asymmetrical parcels shall have a parcel frontage of not less than 8.0 m provided that the average parcel width complies with the required minimum parcel width of the applicable zone.
- 4.18 In all zones, the minimum parcel width is 11.0 m for parcels fronting on a cul-de-sac bulb. The width of a parcel is measured using the equivalent front parcel line shown in Figure 1.4.

Location and Siting of Buildings

- 4.19 No principal building shall be located in any required front, side or rear yard.
- 4.20 All principal and accessory buildings shall be sited in accordance with the standards as provided in tables within each section.
- 4.21 Any person(s) erecting a residential building on a parcel of land so that any main wall is nearer than 10.0 m to Highway 97C or Highway 97D shall be required to screen and buffer the residential use from these highways in accordance with Section 21.13.

Interior Side Parcel Line Setback Exception

- 4.22 Where a common wall shared by two or more units within a building for residential use, commercial use, or industrial use coincides with an interior side parcel line of a parcel subdivided under the *Land Title Act* or of a strata parcel shown on a registered strata plan, the setbacks for the principal building specified in this Bylaw with respect to the interior side parcel line shall not apply.

Setbacks

- 4.23 Minimum setbacks, sight triangles and other criteria must be in compliance with applicable sections of the *Transportation Act*, SBC 2004, c44, and associated regulations.
- 4.24 The minimum setback of all buildings and structures from watercourses is 15 m.

Projections into Setback Areas

- 4.25 No part of any building or structure shall project into a required front, side or rear yard setback required by this Bylaw, except for the following:
- .1 Steps and landings complete with handrails, fireplaces, balconies, and awnings provided that such projections are not closer than 1.0 m to the parcel line.
 - .2 A covered porch addition projecting no more than 2.4 m in width and 1.2 m in depth.
 - .3 Wheelchair ramps may project without any limit.
 - .4 Eaves, gutters, cornices, sills, belt courses, bay windows, dormers, chimneys, or other similar features may project no more than:
 - .1 1.0 m into a side yard where the minimum side yard is 3.0 m;
 - .2 0.5 m into a side yard where the minimum side yard is 1.5 m; and
 - .3 1.0 m into a front yard or rear yard.
 - .5 An uncovered patio, sundeck, or terrace in a side or rear yard, subject to the fence height

limitations as specified in this Bylaw, that is not closer than 1.5 m to the parcel line.

- .6 Arbors and trellises, fish ponds, ornaments, flag poles or similar landscape features.
 - .7 A swimming pool, provided that such pool will not be constructed within the required front yard, or nearer than 3.0 m to any exterior or interior side or rear parcel line, nor nearer than 3.0 m to any principal building, and provided that any structure over a pool will be constructed so that the roof or ridge of such structure will not be in excess of 4.0 m above average grade level and provided that all other provisions of this Bylaw are met.
 - .8 Motor vehicle service station pumps or pump islands in a required front yard or side yards, subject to other regulations of this Bylaw.
 - .9 Underground structures may be sited in any portion of a parcel provided that the top surface of such structure at no point extends above the average finished ground level and provided that the installation of the underground structure does not require the use of or impact of adjacent property.
- 4.26 No building or structures or part thereof except a fence will be located within the setback requirement from Highway 97 C or Highway 97D as set out by the Ministry of Transportation and Transit.

Accessory Buildings and Structures

- 4.27 No accessory building or structure shall be erected on any parcel unless the principal building to which the accessory building is an incidental use has been erected simultaneously with said building.
- 4.28 A mobile home is not permitted as an accessory building in any zone.
- 4.29 Accessory buildings or structures are not permitted in the front yard in any zone with the exception of detached garages in the AR, ER and RR zones.
- 4.30 Not more than 30% of the area of the rear yard of any parcel in an R zone shall be occupied by accessory buildings.
- 4.31 Accessory buildings shall be located at least 2.0 m away from any principal building.
- 4.32 On corner parcels, accessory building and structure setbacks from the exterior side parcel line shall be equal to the front parcel line setback.
- 4.33 Greenhouses may be located 0.9 m from side and rear parcel lines, except as provided in Section 4.34.
- 4.34 Where an accessory building or structure has a floor area of less than 6.7 m², including projections, it may be located adjacent to a side or rear parcel line, except in the M1 zone.

Caretaker Suites

- 4.35 Where permitted, all caretaker suites must comply with the following regulations:
 - .1 Caretaker suites are only permitted in conjunction with a permitted principal commercial or industrial use.
 - .2 A maximum of one accessory dwelling unit is permitted per parcel, unless otherwise indicated.

- .3 Caretaker suites are only permitted as an accessory use.
 - .4 Caretaker suites must be fully separated from the associated principal use by walls, partitions and/or floors.
- 4.36 Caretaker suites will be a maximum of 120 m².
- 4.37 If located within a principal building, a caretaker suite must:
- .1 Have an entrance from the exterior of a building which is separate from the main entrance of the principal use.
 - .2 Share common utility connections with the principal building.
- 4.38 Caretaker suites may only be occupied by owners, employees or operators of the associated principal use.

Suites

- 4.39 Only one suite is permitted per parcel in those residential zones where suites are allowed.
- 4.40 Suites shall be considered an accessory use to a single-detached dwelling or a duplex dwelling and are only permitted on parcels containing a single-detached or duplex dwelling.
- 4.41 Only one suite per parcel is permitted in zones that permit suites as an accessory use.
- 4.42 The day-to-day or week-to-week occupancy of suites is prohibited. Suites may only be rented for periods longer than one month in duration.
- 4.43 One off-street parking space must be provided on-site for a parcel that contains a suite, in addition to the required parking spaces for a single-detached or duplex dwelling.
- 4.44 All suites must meet the *BC Building Code* requirements and pass inspection from the District's Building Inspector.
- 4.45 A suite shall not alter the character of the principal dwelling.
- 4.46 Suites shall not be subdivided or strata titled.

Attached Suites

- 4.47 All attached suites must adhere to the following regulations:
- .1 Not exceed 40% of the gross floor area of the principal dwelling; and
 - .2 Contain a separate private entrance from the primary entrance(s) of the principal dwelling.

Accessory Dwelling Unit

- 4.48 All accessory dwelling units must adhere to the following regulations:
- .1 Be connected to the water and sanitary sewer service of the principal dwelling or connect into the septic system of principal dwelling if located on a parcel that is only serviced by a septic system;
 - .2 Connection to an existing or proposed septic system requires the approval of the Interior Health Authority;

- .3 Shall not exceed a gross floor area of 90 m²;
- .4 Shall not exceed a height of 6.6 m when the accessory dwelling unit is located in the second storey of an accessory building or 4.5 m when the detached suite is located in a single storey accessory building;
- .5 Shall be located in the rear **or side yards**, with the exception of a suite on top of a detached garage that has no portion of the garage in the front yard of the parcel;
- .6 Shall be set back a minimum of 5.0 m from the rear of the principal dwelling, except accessory dwelling units on top of a detached garage;
- .7 Adhere to the setback requirements for accessory buildings;
- .8 Basements are prohibited in accessory dwelling units; and
- .9 Service cables including electrical, telephone and television will be buried underground if underground servicing is the normal practice in the neighborhood where the detached suite is located.

Bed and Breakfasts

- 4.49 Where expressly permitted in a zone, bed and breakfasts shall comply with the following regulations:
- .1 In the R1 and R2 zones, the maximum number of let bedrooms is 2, serving a maximum of 5 persons in total.
 - .2 In the AR and ER Zones, the maximum number of let bedrooms is 3 serving a maximum of 8 persons in total.
 - .3 In the RR Zone, the maximum number of let bedrooms is 5, serving a maximum of 13 persons in total.
 - .4 The bed and breakfast shall be entirely contained within the dwelling.
 - .5 A maximum of one sign is permitted per parcel advertising a bed and breakfast and shall not exceed 0.2 m² in area and shall not be illuminated.
 - .6 Up to one (1) person, in addition to family members residing in the dwelling, may be engaged in the bed and breakfast.
 - .7 No food shall be served in the bed and breakfast, other than breakfast, which may only be served to registered overnight guests.
 - .8 The parking area for a bed and breakfast shall be located on the same parcel upon which the bed and breakfast is located and shall be hardsurfaced with asphalt, concrete, brick or similar pavement so as to provide a surface that is durable and dust free and shall be graded and drained so as to properly dispose of all surface water.
 - .9 A person operating a bed and breakfast consisting of 3 or more rooms shall possess a District of Logan Lake business license.
 - .10 The person operating the bed and breakfast must be an owner of the residence.

Boarders and Lodgers

- 4.50 The minimum length of stay for any boarder or lodger shall not be less than 28 consecutive days.
- 4.51 A parking space is required for every sleeping unit and shall be in addition to those otherwise required for the single-detached dwelling.
- 4.52 The keeping of no more than 2 boarders or lodgers shall be permitted in each single-detached dwelling unit. In the case of a dwelling unit in a duplex, triplex, row house or apartment, the keeping of not more than one boarder per unit shall be permitted.

Home Occupations

- 4.53 Where permitted within a zone, a home-based occupation must comply with the following regulations, unless otherwise indicated in a zone:
- .1 All home occupations must hold a valid Business License from the District of Logan Lake;
 - .2 A home occupation must not produce any offensive noise, vibration, traffic, smoke, dust, odour, glare, heat or electrical interference;
 - .3 A home occupation will be carried out wholly within a dwelling unit or within an accessory building, and will involve no external storage of materials, containers or finished products;
 - .4 A home occupation will not result in any exterior alterations to a principal or accessory building that are not consistent with the character of adjacent residential buildings and property;
 - .5 No retail sales other than the sale of goods produced on the premises is permitted;
 - .6 Up to one (1) person, in addition to family members residing in the dwelling, may be engaged in the home business;
 - .7 The home occupation shall not occupy more than 50 m² of the dwelling and accessory building;
 - .8 The home occupation shall not occupy more than 25% of the gross floor area of the dwelling;
 - .9 No commercial vehicles exceeding 4,500 kg licensed gross vehicle weight are permitted to be parked or stored on the parcel unless completely enclosed within a building;
 - .10 A maximum of one commercial vehicle used for the home occupation is permitted on the parcel unless completely enclosed in a building;
 - .11 A home occupation is not permitted to use or store materials or processes that produce flammable explosive vapours or gases;
 - .12 A home occupation that requires delivery of materials or commodities in bulk quantity to and from the residence by commercial vehicles or trailers will not be permitted;
 - .13 No home occupations activities will be conducted between the hours of 10:00 pm and 8:00 am;
 - .14 Business visitors or customers of a home occupation will not exceed that normally occurring for a residence, including not more than 10 visitors or customers a day;
 - .15 One parking space is required for a home occupation, in addition to those required for the principal dwelling;
 - .16 All signage must comply with District of Logan Lake Bylaws;

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- .17 A home occupation may not include:
 - .1 restaurants;
 - .2 parking or storage of commercial, industrial, or construction equipment and material;
 - .3 vehicle or equipment repair and maintenance; and
 - .4 metal or fibreglass fabricating.
 - .18 Home occupations are differentiated into either home businesses or home industries.

Home Businesses

- 4.54 The following activities and similar type activities are permitted as home businesses:
 - .1 Small scale home sales (i.e. mail order sales, etc.);
 - .2 Artist studio for the production of arts, crafts, videography and photography arts, but not including an audio recording studio;
 - .3 Teacher or tutor, including a music, dance or academics teacher;
 - .4 Business and professional offices other than a medical, dental or chiropractic office or veterinary practitioner;
 - .5 Dressmaker, tailor or seamstress;
 - .6 Computer and handheld device repair;
 - .7 Barber, beautician, dietician, hair salon, massage therapist or reflexologist;
 - .8 Pet grooming; and
 - .9 Day care or pre-school for not more than eight (8) children.
- 4.55 Home businesses are only permitted in the AR, R1, R2, R3, ER and RR zones.
- 4.56 Home businesses may not include stables, kennels or animal breeding operations except in the AR zone.

Home Industries

- 4.57 The following activities and similar type activities are permitted as home industries:
 - .1 Welding shop;
 - .2 Carpentry shop;
 - .3 Repair of small scale appliances, mechanical equipment and electronic instruments;
 - .4 Metal working shop; and
 - .5 Small scale automotive repair.
- 4.58 A home industry will not generate the need for more than two additional on-site parking spaces.
- 4.59 A home industry is only permitted on parcels 0.4 ha or greater;
- 4.60 A home industry shall not include:
 - .1 wrecking yards

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- .2 sand and gravel processing
 - .3 sawmills, except in the RR zone
 - .4 vehicle or equipment repair and maintenance, vehicle recycling operations
 - 4.61 Stables, kennels or animal breeding operations as part of a home industry are permitted only on parcels 0.8 ha or greater;
 - 4.62 The minimum setback of stables, kennels or animal breeding operations as part of a home industry from all parcel lines is 30 m;
 - 4.63 No commercial vehicles exceeding 4,500 kg licensed gross vehicle weight are permitted to be parked or stored on the parcel unless completely enclosed within a building;
 - 4.64 A maximum of one commercial vehicle used for the home industry is permitted on the parcel unless completely enclosed in a building;
 - 4.65 Home industries are only permitted in the AR and RR zone.

Manufactured Homes

- 4.66 Manufactured homes must conform to the following regulations:
 - .1 Every manufactured home within the District of Logan Lake must be placed on a permanent foundation;
 - .3 Manufactured homes must meet CSA A277 or Z240 standards;
 - .4 A manufactured home must be no older than ten years from the date it is placed on a parcel and have a BC Registration Number;
 - .5 All newly placed manufactured homes must be at least 4.5 m in width in a R2 zone and 7.0 m in width in a R1 Zone, RR Zone, or AR Zone;
 - .6 Skirtings must be installed within sixty days from the date which the manufactured home is placed on the foundation and shall have two easily removable access panels of a minimum width of 1.2 metres, one providing access to the area enclosed by the skirting for inspecting or servicing the service connections to the home. Such an access panel shall be located close to the point at which such services are located under the mobile home; and the other providing access to the area enclosed by the skirting for storage;
 - .7 Skirting shall be factory prefabricated or the equivalent quality and shall be painted or pre-finished so that the design and construction shall complement the main structure.
 - .8 Skirting shall have two screen openings, each with minimum area of 1600 sq. centimetres, for the purpose of providing cross ventilation beneath the manufactured home.
 - .9 The towing hitch and wheels must be removed within thirty days from the date that the manufactured home is placed on the foundation; and
 - .10 Travel trailers and recreational vehicles are not permitted as manufactured homes.

Fences

- 4.67 In the C1 and P1 zone, no fence, hedge, wall or projecting retaining wall:
- .1 Constructed between the front parcel line and the front building line shall exceed 1.8 m in height, except where this Bylaw requires otherwise; and
 - .2 Constructed on the parcel other than between the front parcel line and the front building line shall exceed 2.5 m in height except where this Bylaw requires otherwise.
- 4.68 The height of a fence at any point shall be measured from the base of the fence at that point.
- 4.69 In any R zone, no fence constructed along the front parcel line shall exceed 1.2 m in height, and no fence constructed elsewhere on the property shall exceed 1.8 m in height.
- 4.70 Where both a front parcel line and an exterior side parcel line front a highway in the R zones, the maximum height of fence, hedge or wall on the exterior parcel side parcel line shall be 1.2 m.

Vision Clearance at Intersections

- 4.71 In any zone, no fence, wall, or structure shall be erected to a height greater than 1.0 m and no hedge, bush, shrub, tree or other growth shall be maintained or allowed to grow so as to obstruct vision clearance in the area bounded by the intersecting parcel lines at a street or lane corner and a line joining points alongside parcel lines 6 m (from their point of intersection, as illustrated in Figure 4.1. Notwithstanding this regulation, fences constructed of wire strands or open woven wire which do not impair vision at intersections will be allowed with the vision clearance area in an AR zone.

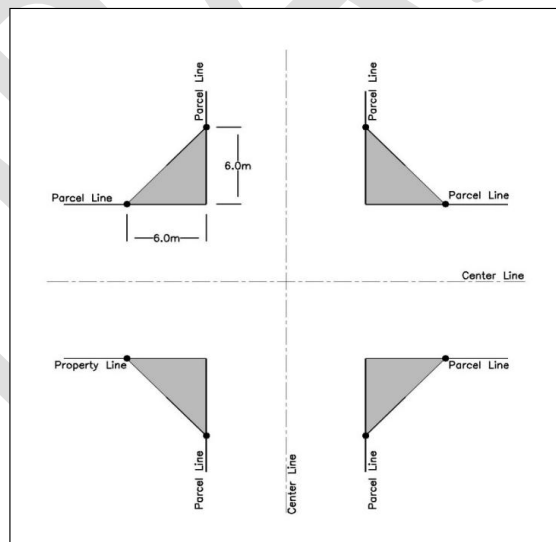


Figure 4.1: Illustration of Sight Triangle

Shipping Containers

- 4.72 A shipping container may be used on a short-term basis in these circumstances:
- .1 During construction provided that a valid building permit has been issued authorizing construction of a building or other structure. **The shipping container must be removed upon completion of the construction, and for this purpose construction is deemed to be complete on the earlier of the date on which there is completion or expiration of the building permit; an occupancy permit for the construction is issued; or the building or other structure is used or occupied; and**
 - .2 For a period not exceeding thirty (30) days for the purpose of loading or unloading goods related to a relocation of a residential or commercial use.
- 4.73 Shipping containers are only permitted as accessory uses to a principal building, and only under the following conditions:
- .1 Shipping containers are only permitted in the M Zones, RR Zone, and AR Zone;
 - .2 Shipping containers must not be used as workspaces, assembly shops, dwelling units or any other form of accommodation, including offices, under any circumstances;
 - .3 Shipping containers require the issuance of a building permit prior to installation regardless of size;
 - .4 Shipping containers must meet fire safety guidelines for Intermodal Shipping Container Fire Safety (Appendix A of that report) as outlined by the Fire Chief's Association of BC.
 - .5 Shipping containers must meet the minimum setback requirements for accessory buildings for the Zone in which they are located;
 - .6 Shipping containers must not occupy any required off-street parking spaces;
 - .7 Shipping containers must not occupy any areas that are required for open space or landscaping;
 - .8 Shipping containers must not be located on any street, sidewalk or trail, or in any location that blocks or interferes with vehicular and/or pedestrian circulation;
 - .9 Shipping containers must be located in accordance with all applicable building and fire code regulations for the purpose of ensuring safe ingress and egress to dwellings, access to utility shut-off valves, and for fire protection;
 - .10 Shipping containers must be screened from adjacent properties and right-of-ways with solid fencing, landscaping or by being placed behind, between or within buildings;
 - .11 Shipping containers must be free of logos and colour compatible with surrounding buildings;
 - .12 Shipping containers must not exceed a height of 2.6 m;
 - .13 Shipping containers may be stacked up to a height of 5.2 m in the M zones;
 - .14 **Multiple shipping containers may be located on a single parcel in the M1 zone but they must not exceed a cumulative gross floor area of 100 m²;**
 - .15 Shipping containers must be placed flush on a concrete pad or other hard surface acceptable to the Building Inspector; and

- .16 Property owners must receive written approval from the District of Logan Lake prior to the installation of a shipping container.

Temporary Use Permits

4.74 Temporary User Permit Designated Areas and Conditions of Temporary Use Permits

- .1 The following zones are designated as Temporary Use Permit Areas:
- i. RR Rural Resource;
 - ii. C1 Town Centre Commercial;
 - iii. C2 Neighbourhood Commercial;
 - iv. C3 Highway Commercial;
 - v. M1 Light Industrial; and
 - vi. M2 General Industrial.

4.75 Council may issue Temporary Use Permits for a three year period, renewable once only, in zones designated as Temporary Use Permit Areas, provided that the temporary use:

- .1 is not noxious or undesirable because of smoke, noise, vibration, dirt, glare, odour, radiation, electrical interference, or an offensive trade within the meaning of the Health Act, as amended from time to time;
- .2 does not have a negative impact on adjacent lands;
- .3 does not create a significant increase in the level or demand for services;

Servicing Requirements

- 4.76 All parcels created by new subdivision in the R1, R2, R3, C1, C2, C3, M1, and FD zones shall be connected to a community water system and a community sewer system.
- 4.77 All parcels created by new subdivision in the ER zone shall be connected to a community water system.

Vehicles Parked in Front Yard

- 4.78 A maximum of four licensed vehicles (including motor vehicles, recreation vehicles, boats, snowmobiles, and other vehicles) are permitted within a front yard. Unlicensed vehicles are not permitted in a front yard.

Minimum Front Yard Landscaping in Residential Zones

- 4.79 A minimum of 40% of the Front Yard in all Residential zones shall be landscaped with a combination of Hard or Soft Landscaping Materials.

5.0 AR ZONE - AGRICULTURE

Purpose Statement

- 5.1 The purpose of the AR zone is to preserve land zoned Agriculture for agriculture and related land extensive uses.

Permitted Uses

- 5.2 The following uses and no others are permitted in the AR zone:

- .1 Principal Uses
 - .1 agriculture;
 - .2 intensive agriculture; and
 - .3 single detached dwelling.
- .2 Accessory Uses
 - .1 home business;
 - .2 home industry;
 - .3 bed and breakfast;
 - .4 short-term rental accommodation;
 - .5 accessory dwelling unit;
 - .6 attached suite; and
 - .7 accessory buildings and structures.

Regulations

- 5.3 On a parcel zoned AR, no building or structure shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations established in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

	Column I Matter to be Regulated	Column II Regulations
.1	Minimum Parcel Size for New Subdivisions	4 ha*
.2	Maximum Number of Single Detached Dwellings Per Parcel	1
.3	Maximum Height of Single Detached Dwelling	10.0 m
.4	Minimum Setback of Principal Buildings from:	
	.1 front parcel line	6.0 m
	.2 rear parcel line	6.0 m
	.3 interior side parcel line	1.5 m
	.4 exterior side parcel line	4.5 m
.5	Minimum Setback of Accessory Buildings from:	

	Column I Matter to be Regulated	Column II Regulations
	.1 front parcel line	6.0 m
	.2 rear parcel line	3.0 m
	.3 interior side parcel line	3.0 m
	.4 exterior side parcel line	4.5 m
	.6 Minimum Setback of Intensive Agriculture from:	
	.1 parcel lines adjacent to a parcel zoned other than AR or RR	150 m
	.2 all other parcel lines	15.0 m
	.3 highway	30.0 m
	.4 watercourse	30.0 m

* Subject to approval by the Agricultural Land Commission

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6.0 RR ZONE - RURAL RESOURCE**Purpose Statement**

- 6.1 The purpose of the RR zone is to regulate land zoned for Rural Resource for mining, forestry, and recreational uses.

Permitted Uses

- 6.2 The following uses and not others shall be permitted in the RR zone:

.1 Principal Uses

- .1 single detached dwelling;
- .2 agriculture;
- .3 portable sawmill, permitted only on parcels 10 ha or greater;
- .4 log home manufacturing facility, permitted only on parcels 4 ha or greater;
- .5 open land recreation including archery and firearm range, ski hill, cross country skiing trails, disc golf course, rodeo ground, and equestrian centre;
- .6 airfield; and
- .7 cemetery.

.2 Accessory Uses

- .1 attached suite;
- .2 accessory dwelling unit;
- .3 caretaker suite;
- .4 home business;
- .5 home industry;
- .6 bed and breakfast; and
- .7 accessory buildings and structures.

Regulations

- 6.3 On a parcel located in an area zoned as RR, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

	Column I Matter to be Regulated	Column II Regulations
.1	Minimum Parcel Size for New Subdivisions	1.0 ha
.2	Maximum Number of Single Detached Dwellings Per Parcel	2

Column I Matter to be Regulated		Column II Regulations
.3	Maximum Height of Single Detached Dwelling	10.0 m
.4	Minimum Setback of Principal Buildings from:	
	.1 front parcel line	6.0 m
	.2 rear parcel line	6.0 m
	.3 interior side parcel line	3.0 m
	.4 exterior side parcel line	4.5m
.5	Minimum Setback of Accessory Buildings from:	
	.1 front parcel line	6.0 m
	.2 rear parcel line	3.0 m
	.3 interior side parcel line	3.0 m
	.4 exterior side parcel line	4.5m
.6	Minimum Setback of Portable Sawmills from all parcel lines	150.0 m
.7	Minimum Setback of Log Home Manufacturing Facility from all parcel lines	30.0 m
.8	Minimum Setback of Pet Boarding and Breeding Kennels from all parcel lines	30.0 m
.9	Total Combined Maximum Floor Area of Accessory Building(s)	
	.1 where parcel area is 4 ha or greater	350.0 m ²
	.2 in all other cases.	150.0 m ²
.10	Maximum parcel coverage	10%

7.0 ER ZONE - ESTATE RESIDENTIAL**Purpose Statement**

- 7.1 The purpose of the ER zone is to regulate land zoned as Estate Residential for single family dwellings on large suburban style lots, having limited municipal servicing, greater than 4000 m² in size.

Permitted Uses

- 7.2 The following uses and no others shall be permitted in the ER zone:
- .1 Principal Uses
 - .1 single detached dwelling.
 - .2 Accessory Uses
 - .1 bed and breakfast;
 - .2 attached suite;
 - .3 detached suite;
 - .4 home business;
 - .5 home industry, permitted only on parcels 1 ha or greater;
 - .6 keeping of animals subject to the District's Animal Control and Impoundment Bylaw; and
 - .7 accessory buildings and structures.

Regulations

- 7.3 On a parcel located in an area zoned as ER, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

	COLUMN I Matter to be Regulated	COLUMN II Regulations
.1	Minimum Parcel Size for New Subdivisions	4,000 m ²
.2	Maximum Number of Single Detached Dwellings Per Parcel	1
.3	Minimum Parcel Width for New Subdivisions	30.0 m
.4	Minimum Building Width of Single Detached Dwellings	7.0 m
.5	Minimum Floor Area of Single Detached Dwellings	85.0 m ²
.6	Total Combined Maximum Floor Area of/for Accessory Building(s)	75.0 m ²
.7	Maximum Height of:	
	.1 principal building	10.0 m

COLUMN I Matter to be Regulated		COLUMN II Regulations
	.2 accessory building	6.0 m
.8	Minimum Setback of Principal Buildings from:	
	.1 front parcel line	9.0 m
	.2 rear parcel line	9.0 m
	.3 interior side parcel line	3.0 m
	.4 exterior side parcel line	6.0 m
.9	Minimum Setback of Accessory Buildings from:	
	.1 front parcel line	9.0 m
	.2 rear parcel line	3.0 m
	.3 interior side parcel line	3.0 m
	.4 exterior side parcel line	6.0 m
.10	Maximum Parcel Coverage	10% of lot area to a maximum of 400 m ²

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8.0 R1 ZONE – LOW DENSITY RESIDENTIAL**Purpose Statement**

- 8.1. The purpose of the R1 zone is to regulate land zoned for Low Density Residential including single detached dwellings, duplex dwellings, triplexes, fourplexes and rowhouses.

Permitted Uses

- 8.2. The following uses and no others shall be permitted in the R1 zone:

- .1 Principal Uses
- .1 single detached dwelling;
 - .2 duplex dwelling;
 - .3 rowhouses;
 - .4 fourplex;
 - .5 triplex; and
 - .6 neighbourhood nursery (Lot A, District Lot 2217, Kamloops Division, Yale District Plan KAP71507 (396 Linden Road)
- .2 Accessory Uses
- .1 home business;
 - .2 bed and breakfast;
 - .3 accessory dwelling unit;
 - .4 attached suite; and
 - .5 accessory buildings and structures.

Regulations

- 8.3. On a parcel located in an area zoned as R1, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

	COLUMN I	COLUMN II Single Detached	COLUMN III Duplex Dwelling	COLUMN IV Row House/Triplex/ Fourplex
.1	Minimum Parcel Size for New Subdivisions	500 m ²	600 m ²	900 m ²
	.1 if a two or multiple family dwelling unit is divided into two, three or four separate parcels		300 m ² per attached dwelling unit	300 m ² per attached dwelling unit
.2	Maximum Number of Principal Buildings	1 per parcel	1 per parcel	1 per parcel

COLUMN I	COLUMN II Single Detached	COLUMN III Duplex Dwelling	COLUMN IV Row House/Triplex/ Fourplex
for Parcel			
.3 Maximum Parcel Coverage	40%	40%	40%
.4 Minimum Setback of Principal Building from:			
.1 Front parcel line	4.5 m	4.5 m	4.5 m
.2 Exterior side parcel line	3.0 m	3.0 m	3.0 m
.3 Interior side parcel line	1.5 m	1.5 m	1.5 m
.4 Rear parcel line	5.0 m	5.0 m	5.0 m
.5 Minimum Parcel Width for New Subdivisions	16.0 m	16.0 m	21.0 m
.1 if a duplex or multiple dwelling unit is divided into two, three or four separate parcels		8.0 m	7.0 m
.6 Maximum Height of Principal Buildings	10 m	10 m	10 m
.7 Accessory Buildings and Structures			
.1 Minimum Setback of Accessory Buildings and Structures from:			
a. front parcel line	no closer than the principal building	no closer than the principal building	no closer than the principal building
b. rear parcel line	1.0 m	1.0 m	1.0 m
c. interior side parcel line	1.0 m	1.0 m	1.0 m
d. exterior side parcel line	3.0 m	3.0 m	3.0 m
.2 Maximum Height	4.5 m	4.5 m	4.5 m
.3 Maximum Accessory Building Floor Area per dwelling unit		10 m ²	8.0 m ²
.8 Minimum Dwelling Unit Width	7.0 m	6.0 m	6.0 m

Conditions of Use

- 8.4. Notwithstanding Section 8.3.7.1, any principal building that has a garage accessed through the front yard must follow Section 22.20.

9.0 R2 ZONE - SMALL LOT SINGLE DETACHED RESIDENTIAL**Purpose Statement**

9.1. The purpose of the R2 zone is to regulate land zoned as Small Lot Residential for single detached dwellings on compact urban lots greater than 450 m² in size.

Permitted Uses

9.2. The following uses and no others shall be permitted in the R2 zone:

- .1 Principal Uses
 - .1 single detached dwelling.
- .2 Accessory Uses
 - .1 attached suite;
 - .2 bed and breakfast;
 - .3 home business; and
 - .4 accessory buildings and structures.

Regulations

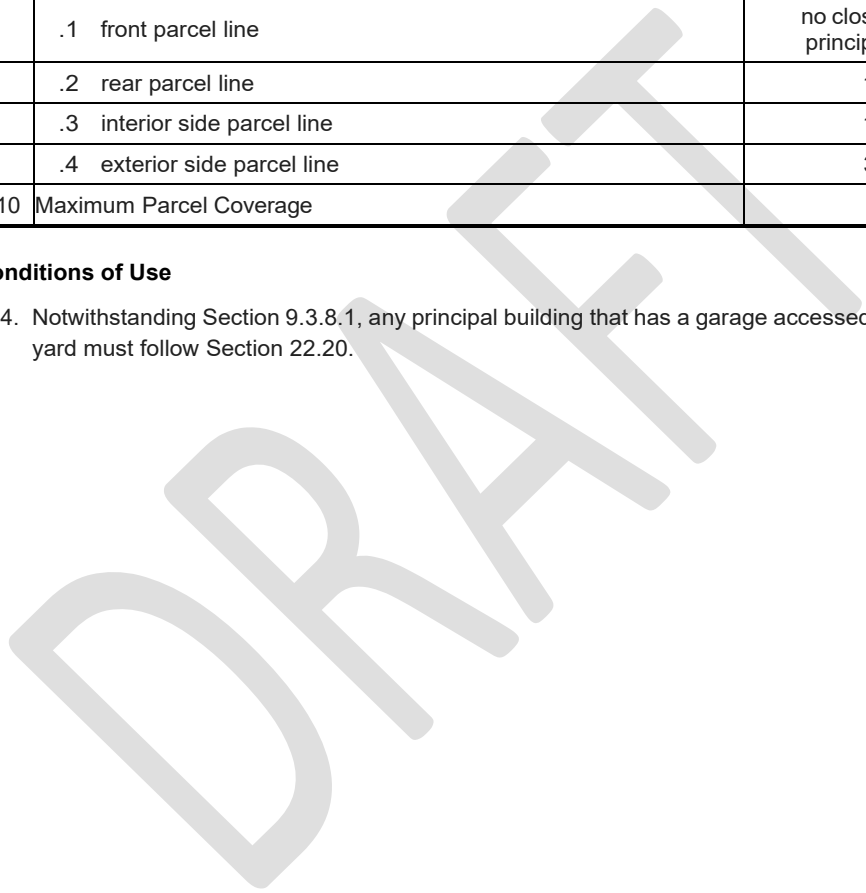
9.3. On a parcel located in an area zoned as R2, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

	COLUMN I Matter to be Regulated	COLUMN II Regulations
.1	Minimum Parcel Size for New Subdivisions	450 m ²
.2	Minimum Parcel Width for New Subdivisions	12.0 m
.3	Maximum Number of Single Detached Dwellings Per Parcel	1
.4	Minimum Floor Area of Single Detached Dwelling	45.0 m ²
.5	Minimum Building Width of Single Detached Dwelling	4.5 m
.6	Total Combined Maximum Floor Area of / for Accessory Building(s)	35.0 m ²
.7	Maximum Height of:	
	.1 principal building	10.0 m
	.2 accessory building	4.5 m
	.3 front fence, hedge or wall	1.0 m
	.4 other fence, hedge or wall	2.0 m
.8	Minimum Setback of Principal Buildings from:	

COLUMN I Matter to be Regulated		COLUMN II Regulations
.1	front parcel line	4.5 m
.2	rear parcel line	3.0 m
.3	interior side parcel line	1.5 m
.4	exterior side parcel line	3.0 m
.9	Minimum Setback of Accessory Buildings from:	
.1	front parcel line	no closer than the principal building
.2	rear parcel line	1.0 m
.3	interior side parcel line	1.0 m
.4	exterior side parcel line	3.0 m
.10	Maximum Parcel Coverage	40%

Conditions of Use

9.4. Notwithstanding Section 9.3.8.1, any principal building that has a garage accessed through the front yard must follow Section 22.20.



10.0 R3 ZONE- MEDIUM DENSITY RESIDENTIAL**Purpose Statement**

10.1. The purpose of the R3 zone is to regulate land zoned for Medium Density Residential for multiple unit dwellings to a maximum density of 75 units/ha.

Permitted Uses

10.2. The following uses and no others shall be permitted in the R3 zone:

- .1 Principal Uses
 - .1 multiple dwelling unit residential; and
 - .2 affordable or special needs housing (only on Lot 2, Plan 25882 (except Plan 31192), KDYD).
- .2 Accessory Uses
 - .1 home business; and
 - .2 accessory buildings and structures.

Regulations

10.3. On a parcel located in an area zoned as R4, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

	COLUMN I Matter to be Regulated	COLUMN II Regulations
.1	Maximum Density Per Parcel	75 dwelling units/ha of usable site area
.2	Minimum Parcel Size for New Subdivision	2,000 m ²
.3	Minimum Floor Area of Affordable or Special Needs Housing	Not specified
.4	Maximum Height of:	
	.1 principal building	12.0 m
	.2 accessory building	4.5 m
	.3 front fence, hedge or wall	1.0 m
	.4 other fence, hedge or wall	2.0 m
.5	Minimum Setback of Principal Buildings from:	
	.1 front parcel line	4.5 m
	.2 rear parcel line	6.0 m
	.3 side parcel line	6.0 m
.6	Minimum Setback of Accessory Buildings from:	

COLUMN I Matter to be Regulated		COLUMN II Regulations
.1	front parcel line	no closer than principal building
.2	rear parcel line	3.0 m
.3	interior side parcel line	1.0 m
.4	exterior side parcel line	6.0 m
.7	Maximum Parcel Coverage	50%
.8	Total Combined Maximum Floor Area of/for Accessory Building(s)	50 m ²

Conditions of Use

- 10.4. Notwithstanding Section 10.3.4.1, the maximum height of a principal building can be increased to 20.0 m subject to the approval of a fire safety plan that includes the installation of sprinklers and fire department connections.

11.0 C1 ZONE - TOWN CENTRE COMMERCIAL

Purpose Statement

11.1. The purpose of the C1 zone is to regulate land zoned as Town Centre Commercial and encourage intensive retail, office, medium to high density residential, and social/cultural activities that strengthen the community's core.

Permitted Uses

11.2. The following uses and no others shall be permitted in the C1 zone:

.1 Principal Uses

- .1 financial institution;
- .2 office;
- .3 restaurant;
- .4 club or lodge;
- .5 cannabis retail;
- .6 educational or training facility;
- .7 medical or dental clinic;
- .8 hotel;
- .9 motel;
- .10 personal service establishment;
- .11 public transportation depot;
- .12 retail store;
- .13 shopping centre;
- .14 outdoor garden shop;
- .15 library;
- .16 post office;
- .17 bakery;
- .18 commercial daycare facility;
- .19 convenience store;
- .20 gallery or studio;
- .21 meeting hall;
- .22 indoor recreation facility;
- .23 public assembly facility;
- .24 neighbourhood pub;

- .25 vet clinic;
- .26 dwelling units to a maximum density of 75 units/ha in accordance with the R3 zoning provisions in conjunction with a commercial use;
- .27 farmer/flea market;
- .28 to accommodate a Church in the case of Lot 1, Plan KAS1302, DL 1666, KDYD;
- .29 to accommodate a bottle depot on KAS1302 A PL31192.
- .2 Accessory Uses
- .1 home business; and
- .2 accessory buildings and structures.

Regulations

- 11.3. On a parcel located in an area zoned as C1, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

	Column I Matter to be Regulated	Column II Regulations
.1	Minimum Parcel Size for New Subdivisions Minimum	280 m ²
.2	Parcel Width for New Subdivisions Maximum Height of	7.5 m
.3	Maximum Height of All Buildings	12.0 m
.4	Minimum Setback of All Buildings from	
	.1 front parcel line	1.0 m
	.2 rear parcel line	3.0 m
	.3 interior side parcel line	0.0 m
	.4 exterior side parcel line	4.5 m

Conditions of Use

- 11.4. Notwithstanding Section 11.3.4.1, the maximum height of a principal building can be increased to 20.0 m subject to the approval of a fire safety plan that includes the installation of sprinklers and fire department connections.
- 11.5. All outside commercial storage, including the storage of garbage, shall be completely contained within a landscape screen of not less than 2 m in height.

12.0 C2 ZONE - NEIGHBOURHOOD COMMERCIAL**Purpose Statement**

12.1. The purpose of the C2 zone is to regulate land zoned as Neighbourhood Commercial and encourage small-scale commercial uses specifically intended to serve the neighbourhood within which they are situated.

Permitted Uses

12.2. The following uses and no others shall be permitted in the C2 zone:

- .1 Principal Uses
 - .1 convenience store;
 - .2 neighbourhood pub;
 - .3 beer and wine store; and
 - .4 restaurant.
- .2 Accessory Uses
 - .1 caretaker suite; and
 - .2 accessory buildings and structures.

Regulations

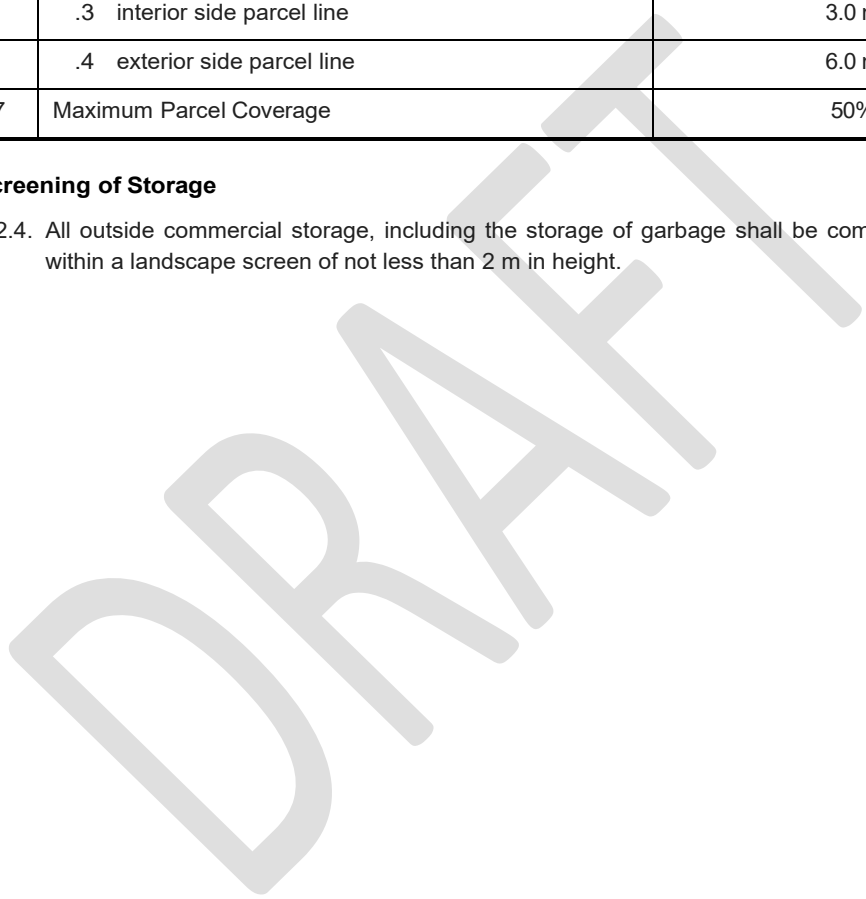
12.3. On a parcel located in an area zoned as C2, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

	Column I Matter to be Regulated	Column II Regulations
.1	Minimum Parcel Size for New Subdivisions Minimum	1,000 m ²
.2	Parcel Width for New Subdivisions	20.0 m
.3	Maximum Height of:	
	.1 principal building	10.0 m
	.2 accessory buildings	4.5 m
.4	Minimum Setback of Principal Building from:	
	.1 front parcel line	4.5 m
	.2 rear parcel line	6.0 m
	.3 interior side parcel line	3.0 m

Column I Matter to be Regulated		Column II Regulations
	.4 exterior side parcel line	4.5 m
.6	Minimum Setback of Accessory Building from:	
	.1 front parcel line	4.5 m
	.2 rear parcel line	3.0 m
	.3 interior side parcel line	3.0 m
	.4 exterior side parcel line	6.0 m
.7	Maximum Parcel Coverage	50%

Screening of Storage

12.4. All outside commercial storage, including the storage of garbage shall be completely contained within a landscape screen of not less than 2 m in height.



13.0 C3 ZONE - HIGHWAY COMMERCIAL**Purpose Statement**

13.1. The purpose of the C3 zone is to regulate land zoned for Highway Commercial and encourage a limited range of commercial uses, having a positive visual appearance, located adjacent to major highways and catering to the travelling public.

Permitted Uses

13.2. The following uses and no others are permitted in the C3 zone:

- .1 Principal Uses
 - .1 service station;
 - .2 restaurant;
 - .3 drive-through restaurant;
 - .4 convenience store;
 - .5 hotel;
 - .6 motel;
 - .7 car wash; and
 - .8 Farmers/Flea Market.
- .2 Accessory Uses
 - .1 accessory dwelling unit; and
 - .2 accessory buildings and structures;

Regulations

13.3. On a parcel located in an area zoned as C3, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I Matter to be Regulated		COLUMN II Regulations
.1	Minimum Parcel Size for New Subdivisions	600 m ²
.2	Minimum Parcel Width for New Subdivisions	17.0 m
.3	Minimum Parcel Size for:	
	.1 car washes	930 m ²
	.2 hotels and motels	1,700 m ²
.4	Maximum Height of:	
	.1 principal building	10.0 m

COLUMN I Matter to be Regulated		COLUMN II Regulations
	.2 accessory buildings	4.5 m
.5	Minimum Setback of Buildings and Structures from all Parcel Lines	5.0 m
.6	Maximum Parcel Coverage	50%

Screening of Storage

13.4. All outside commercial storage, including the storage of garbage shall be completely contained within a landscape screen of not less than 2 m in height.

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14.0 M1 ZONE - LIGHT INDUSTRIAL

Purpose Statement

14.1. The purpose of the M1 zone is to regulate land zoned Light Industrial and encourage a full range of industrial uses oriented towards warehousing, storage and distribution, light manufacturing, technology, and limited accessory retail.

Permitted Uses

14.2. The following uses and no others are permitted in the M1 zone:

- .1 Principal Uses:
 - .1 animal hospital and animal beauty parlours;
 - .2 auction houses, excluding livestock;
 - .3 automobile, boat, trailer and recreation vehicle dealership;
 - .4 bakery;
 - .5 bottling and distribution plant;
 - .6 manufactured housing dealership;
 - .7 automotive and truck repair shop, including body repair and painting;
 - .8 welding, machine or blacksmith shop;
 - .9 cannabis production;
 - .10 cartage, delivery or express facilities;
 - .11 car wash;
 - .12 machine shop and parts manufacturer, machinery and assembly not involving forging, casting, punch presses or drop forges;
 - .13 food and beverage processing facilities;
 - .14 laundry or dry cleaning establishment;
 - .15 nursery or greenhouse;
 - .16 storage building, workshop and yard for general contractor and trade contractor;
 - .17 building supply establishment;
 - .18 motor vehicle service stations;
 - .19 sale and repair of machinery, farm implements, and heavy equipment;
 - .20 sale, rental and repair of tools and small equipment;
 - .21 storage of vehicles, including derelict vehicles;
 - .22 truck and truck-tractor sale or rental parcel;
 - .23 bulk petroleum products sales;
 - .24 veterinary clinic, including the boarding of animals;

- .25 service station;
 - .26 light manufacturing, processing, finishing and packaging, which does not produce any dust, odour, glare or noise on a neighbouring parcel;
 - .27 storage building, warehousing and wholesale establishment, packing and crating, cold storage;
 - .28 public works yard; and
 - .29 value added materials processing where the processing facility is primarily enclosed within a building(s), and produces minimal dust, odour, glare or noise on a neighbouring parcel, and involves limited handling and pre-processing of materials outside of the principal buildings.
- .2 Accessory Uses:
- .1 office;
 - .2 caretaker suite; and
 - .3 accessory buildings and structures.

Regulations

- 14.3. On a parcel located in an area zoned as M1, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

Column I Matter to be Regulated		Column II Regulations
.1	Minimum Parcel Size for New Subdivisions Minimum	900 m ²
.2	Parcel Width for New Subdivisions	25.0 m
.3	Maximum Height of:	
	.1 principal building	12.0 m
	.2 accessory buildings	4.5 m
	.3 front fence, hedge or wall	1.0 m
	.4 other fence, hedge or wall	2.5 m
	.5 open mesh or chain link fence	3.5 m
.4	Minimum Setback of Building and Structure from:	
	.1 front parcel line	6.0 m
	.2 interior side parcel line	3.0 m each side or 6.0 m one side and 0 m on other side
	.3 exterior side parcel line	4.5 m
	.4 rear parcel line	3.0 m
.5	Minimum Setback of Outdoor Storage Yard from:	

Column I Matter to be Regulated		Column II Regulations
	.1 front parcel line	6.0 m
	.2 rear parcel line	3.0 m
	.3 side parcel line	3.0 m
.6	Minimum Setback of Outdoor Display Yard from any parcel line	2.0 m
.7	Maximum Parcel Coverage	50%

Surfacing of Storage and Display Areas

14.4. All outdoor display yards and outdoor storage yards shall be surfaced with asphalt, concrete or similar pavement so as to provide a surface that is durable and dust free.

Special Regulation

14.5. In an M1 zone:

- .1 All businesses shall be conducted within a completely enclosed building except for open storage areas, parking and loading facilities; and
- .2 No storage areas shall be located in any required front yard.

15.0 M2 ZONE - GENERAL INDUSTRIAL

Purpose Statement

15.1. The purpose of the M2 zone is to regulate land zoned as General Industrial and encourage a full range of heavy industrial uses oriented towards extensive manufacturing activities such as the storage and processing of raw materials; large storage buildings and warehouses; major recycling facilities, and large-scale growing operations.

Permitted Uses

15.2. The following uses and no others are permitted in the M2 zone:

- .1 Principal Uses:
 - .1 automotive and truck repair shop, including body repair and painting;
 - .2 welding, machine or blacksmith shop;
 - .3 cartage, delivery or express facilities;
 - .4 car washing establishment;
 - .5 nursery or greenhouse;
 - .6 office, storage building, workshop and yard for general contractor and trade contractor;
 - .7 sale and repair of machinery, farm implements, and heavy equipment;
 - .8 truck and truck-tractor sale or rental;
 - .9 bulk petroleum products sales;
 - .10 storage building, warehousing and wholesale establishment, packing and crating, cold storage;
 - .11 all manufacturing processing, finishing and packaging; and
 - .12 wrecking yard.
- .2 Accessory Uses:
 - .1 caretaker suite; and
 - .2 accessory buildings and structures.

Regulations

15.3. On a parcel located in an area zoned as M2, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

Column I Matter to be Regulated		Column II Regulations
.1	Minimum Parcel Size for New Subdivisions	900 m ²
.2	Minimum Parcel Width for New Subdivisions	25.0 m
.3	Maximum Height of:	
	.1 principal building	12.0 m
	.2 accessory building	4.5 m
	.3 front fence, hedge or wall	1.0 m
	.4 other fence, hedge or wall	2.5 m
	.5 open mesh or chain link fence	3.5 m
.4	Minimum Setback of Buildings and Structures from	
	.1 front parcel line	6.0 m
	.2 interior side parcel line	6.0 m
	.3 exterior side parcel line	4.5 m
	.4 rear parcel line	3.0 m
.5	Minimum Setback of Outdoor Storage Yard from:	
	.1 front parcel line	6.0 m
	.2 rear parcel line	3.0 m
	.3 side parcel line	3.0 m
.6	Minimum Setback of Outdoor Display Yard from any parcel line	2.0 m
.7	Maximum Parcel Coverage	50%

Screening of Wrecking Yards

- 15.4. Any parcel containing a wrecking yard shall have a landscape screen of not less than 2 m in height placed so as to fully enclose the wrecking yard.

16.0 M3 ZONE - MINING OPERATIONS

Purpose Statement

16.1. The purpose of the M3 zone is to regulate land zoned as Mining Operations and encourage uses oriented towards mining.

Permitted Uses

16.2. The following uses and no others are permitted in the M3 zone:

- .1 Principal Uses:
 - .1 mining operations;
 - .2 storage of explosives and related material;
 - .3 tourism interpretive centre; and
 - .4 renewable energy production.
- .2 Accessory Uses:
 - .1 accessory buildings and structures.

Mines Act

16.3. The *Mines Act* applies to all mines during exploration, development, construction, production, closure, reclamation and abandonment.

17.0 SG ZONE - SAND AND GRAVEL**Purpose Statement**

17.1. The purpose of the SG zone is to regulate land zoned as Sand and Gravel and encourage uses oriented towards gravel extraction and processing to provide construction material for the development and maintenance of roads, buildings, and infrastructure.

Permitted Uses

17.2. The following uses and no others are permitted in the SG zone:

.1 Principal Uses:

.1 sand and gravel operations, including extraction, processing and storage of sand, gravel, related material, vehicles and equipment.

.2 Accessory Uses:

.1 accessory buildings and structures.

Regulations

17.3. On a parcel located in an area zoned as SG, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

	COLUMN I Matter to be Regulated	COLUMN II Regulations
.1	Minimum Setback of Buildings and Structures from any Parcel Line	6.0 m

18.0 P1 ZONE - PARKS AND RECREATION

Purpose Statement

18.1. The purpose of the P1 zone is to regulate areas zoned Parks and Recreation and encourage uses oriented towards active or organized recreational activities in developed parks, play fields, or similar recreational facilities, including arenas and campgrounds, and lands used for passive or unorganized recreational activities, including hiking trails and mountain bike trails.

Permitted Uses

18.2. The following uses and no others are permitted in the P1 zone:

- .1 Principal Uses:
 - .1 arena;
 - .2 park;
 - .3 open space conservation area;
 - .4 campground;
 - .5 golf course, including a clubhouse and an accessory dwelling unit;
 - .6 outdoor recreation;
 - .7 tourist information centre; and
 - .8 assembly or recreation facility.
- .2 Accessory Uses:
 - .1 shipping containers (Campground Road PIO: 007-297-271); and
 - .2 accessory buildings and structures.

Regulations

18.3. On a parcel located in an area zoned as P1, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I Matter to be Regulated		COLUMN II Regulations
.1	Minimum Setback of Building and Structures from all parcel lines	5.0 m
.2	Maximum Height of Principal Buildings and Structures	15 m
.3	Maximum Height of:	
	.1 front fence, hedge or wall	1.0 m
	.2 other fence, hedge or wall	2.5 m
	.3 open mesh or chain link fence	3.5 m
.4	Maximum Parcel Coverage	50%

19.0 P2 ZONE – PUBLIC, INSTITUTIONAL AND CULTURAL FACILITIES**Purpose Statement**

19.1. The purpose of the P2 zone is to regulate land zoned Public, Institutional and Cultural Facilities and encourage uses oriented towards community facilities such as schools, police stations, fire halls, health and care centres, government offices, or commercial daycare facilities.

Permitted Uses

19.2. The following uses and no others are permitted in the P2 zone:

.1 Principal Uses:

- .1 school and associated playgrounds and playing fields;
- .2 church including associated assembly hall, and a church manse;
- .3 hospital, health centre, clinic;
- .4 special care facility;
- .5 office of municipal, provincial or federal governments;
- .6 fire hall;
- .7 police station;
- .8 post office;
- .9 library;
- .10 farmers market;
- .11 funeral parlour;
- .12 cemetery;
- .13 commercial daycare facility;
- .14 wastewater treatment facility;
- .15 water treatment facility; and
- .16 public works yard.

.2 Accessory Uses:

- .1 shipping containers (6880 Hwy 97D - Public Works Yard); and
- .2 accessory buildings and structures.

Regulations

19.3. On a parcel located in an area zoned as P2, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

	Column I Matter to be Regulated	Column II Regulations
.1	Maximum Height of:	
	.1 principal building	12 m
	.2 front fence, hedge or wall	1.0 m
	.3 other fence, hedge or wall	2.5 m
	.4 open mesh or chain link fence	3.5 m
.2	Minimum Setback of Building and Structure from:	
	.1 front parcel line	5.0 m
	.2 rear parcel line	3.0 m
	.3 side parcel line	6.0 m
.3	Minimum Setback of Accessory Buildings from:	
	.1 front parcel line	5.0 m
	.2 rear parcel line	3.0 m
	.3 interior side parcel line	3.0 m
	.4 exterior side parcel line	4.5 m
.4	Minimum Parcel Size for New Subdivisions	1,000 m ²
.5	Minimum Parcel Width for New Subdivisions	15 m
.6	Maximum Parcel Coverage	40%

20.0 FD ZONE – FUTURE DEVELOPMENT

Purpose Statement

20.1. The purpose of the FD zone is to zone land as Future Development and reserve areas for a range of future land uses including residential and commercial development.

Permitted Uses

20.2. The following uses and no others are permitted in the UR zone:

.1 Principal Uses:

- .1 livestock grazing;
- .2 open space conservation area;
- .3 open land recreation including archery and firearm ranges, ski hill, cross country skiing trails, disc golf course, ball fields, rodeo grounds, and equestrian centre;
- .4 public utility; and
- .5 single detached dwelling.

.2 Accessory Uses:

- .1 attached suite; and
- .2 accessory use.

Regulations

20.3. On a parcel located in an area zoned as FD, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

	Column I Matter to be Regulated	Column II Regulations
.1	Minimum Setback of Buildings and Structures from any Parcel Line	6.0 m
.2	Maximum Number of Single Detached Dwellings Per Parcel	1
.3	Maximum Height of Single Detached Dwelling	10.0 m

21.0 SCREENING AND LANDSCAPING

Screening requirements are to apply to the designated zones outlined in this Bylaw.

- 21.1 The minimum width for landscaping and screening areas in all zones is 1.0 m.
- 21.2 The minimum screening between a M zone and a R zone shall be 2.0 m in height on the M zone parcel.
- 21.3 Wherever possible, landscaping and screening areas will retain existing trees and natural vegetation and add planting that enhances the natural environment.
- 21.4 Existing healthy woody plants (trees, shrubs) shall be preserved and protected unless removal is demonstrated to be necessary to efficiently accommodate the proposed development, or if the vegetation poses a safety hazard or is deemed by the Village to be a nuisance.
- 21.5 Vegetative buffers shall be required in the M and C zones where these uses are adjacent to R zones and P zones. Developments may be exempt from providing a vegetative buffer if the setback is required for a fire lane access.
- 21.6 Fence and wall materials shall be consistent with the character of the zone in which they are to be located. The height of a fence or wall shall be measured from grade. Where the fence or wall is adjacent to the property line, the height shall be measured with reference to the grade of the abutting property. Where a fence is located on top of a retaining wall, berm or similar structure, the height of the fence shall include the height of the supporting structure.
- 21.7 The proposed site grading shall respect the natural contour of the land to the extent possible, minimize the necessity to use retaining walls, and ensure drainage away from buildings and abutting properties. Erosion control measures shall be used during construction to prevent the pollution, degradation or siltation of natural areas, watercourses and roads.

Screening and Landscaping Requirements: Lots and Required Yards

- 21.8 Landscaping and screening areas must not be located on septic fields, and a septic field must not be located in a landscaping and screening area, unless approved in writing by the appropriate regulatory authority.
- 21.9 In a C1, M1 or M2 zone, where the side or rear line of a lot abuts a lot in an R zone, or is separated by a highway (street) therefrom, a solid decorative fence of at least 1.8 m in height shall be provided along all property lines separating the developed portion of the site from such residentially zoned property.

Screening and Landscaping Requirements: Outdoor Storage

- 21.10 Where permitted in this Bylaw, areas used for the outdoor storage of discarded material or wrecked vehicles shall be screened and/or landscaped in accordance with the following:
 - .1 The storage of said materials or vehicles shall be enclosed entirely within a building; or
 - .2 Said materials or vehicles shall be screened and buffered in accordance with the following:
 - .1 A continuous, decorative, solid fence of not less than 1.8 m and not greater than 3.0 m in height shall be provided; or
 - .2 a 7.5 m wide landscaped berm with a height of not less than 1.8 m and not greater than

3.0 m in height shall be provided.

- 21.11 In an M1 zone, any industrial activity or storage not contained within a building shall be enclosed by a wall or a tight board fence not less than 1.8 m high.
- 21.12 All storage of goods and materials in M and C zones shall be screened from view from any highway, and from adjacent sites in an R zone by fences, berms, landscape materials or a combination of these to the satisfaction of the District of Logan Lake.

Screening and Landscaping Requirements: Dwellings Adjacent to a Major Highway

- 21.13 Notwithstanding this Bylaw, screening and landscaping shall be subject to the requirements of the Ministry of Transportation and Transit where applicable. In any R1 zone, where a dwelling is constructed within 10.0 m of Highway 97C or Highway 97D, the following provisions apply:
- .1 A 7.5 m wide landscaped buffer strip, including a solid buffer of trees and shrubs of not less than 1.8 m in height, or
 - .2 A continuous, decorative, solid fence of not less than 1.8 m and not greater than 3 m in height, or
 - .3 A 7.5 m wide landscaped continuous earth berm with a height above the grade of the road surface of not less than 1.8 m.

Screening and Landscaping Requirements: Fence Height and Materials

- 21.14 All fencing shall not be greater than 1.8 m in height unless otherwise specified.
- 21.15 No fence in an R zone or C1 zone shall contain barbed wire, razor wire, electrified wire, sheet metal or corrugated metal.
- 21.16 No fence in an AR or RR zone shall contain tarps, razor wire, sheet metal or corrugated metal.

22.0 PARKING AND LOADING PROVISIONS

Application of Regulations

- 22.1 Space for the off-street parking and loading of motor vehicles in respect of a use permitted under this Bylaw shall be provided and maintained in accordance with the regulations of this Schedule.

Exemption of Existing Buildings from Parking and Loading Requirements

- 22.2 The regulations contained in this section shall not apply to buildings, structures and uses existing on the effective date of this Bylaw except that:
- .1 off-street parking and loading shall be provided and maintained in accordance with this section for any addition to any existing building and structure or any change or addition to such existing use.
 - .2 off-street parking and loading prior to the adoption of this Bylaw shall not be reduced below the applicable off-street parking requirements of this section.

Number

- 22.3 The number of off-street parking spaces for motor vehicles required for any use is calculated according to Table 22.1 of this Schedule in which Column I classifies the types of uses and Column II sets out the number of required off-street parking spaces that are to be provided for each use in Column I.
- 22.4 The number of off-street loading spaces for motor vehicle required for any use is calculated according to Table 22.2 of this Schedule in which Column I classifies the types of uses and Column II sets out the number of required off-street loading spaced that are to be provided for each use in Column I.
- 22.5 In respect of a use permitted under this Bylaw which is not specifically referred to in Column I of Tables 22.1 and 22.2, the number of off-street parking and loading spaces is calculated on the basis of the requirements for a similar use that is listed in Table 22.1 and Table 22.2.
- 22.6 Where the calculation of the required off-street parking and loading spaces results in a fraction, one parking or loading space shall be provided in respect of the fraction.
- 22.7 Where seating accommodation is the basis for a unit of measurement under this section and consists of benches, pews, booths or similar seating accommodation, each 0.5 m of width of such seating shall be deemed to be one seat.
- 22.8 Where more than one use is located on a parcel, the total number of parking or loading spaces to be required shall be the sum total of the requirements for each use.
- 22.9 Where more than one use is located in a building, the total number of parking spaces to be required may recognize the mix of uses and determine the number of spaces required based on the various portions of the building dedicated to each use.
- 22.10 Where more than one standard may apply to a use, the standard requiring the greatest number of parking spaces shall be used.

Location

- 22.11 Except for uses in the C1 zone, off-street parking spaces shall be located on the same parcel as the use they serve.
- 22.12 In the C1 zone, off-street parking spaces may be located on another parcel within 125 m of the building or use the spaces serve under the condition that legal assurances are established to ensure that the parcel is used only for parking serving the building or use.
- 22.13 Off-street loading spaces shall be located on the same parcel as the use they serve.

Dimensions of Parking Spaces

- 22.14 Each off-street parking space required by this Bylaw shall not be less than 2.7 m in width, 5.5 m in length and 2.2 m in height.

Dimensions of Loading Spaces

- 22.15 Each off-street loading space required by this Bylaw shall not be less than 3.0 m in width, 9.0 m in length and 4.0 m in height. In no case shall the length of the loading space be such that a vehicle in the process of loading or unloading shall project into any highway (including all roads and lanes).

Access to Parking Space

- 22.16 Adequate provision shall be made for individual entry or exit by vehicles to all parking spaces at all times by means of unobstructed maneuvering aisles, having widths not less than:
- .1 7.5 m - where parking spaces are located at 90 degrees to the maneuvering aisle providing access to the space
 - .2 5.0 m - where parking spaces are located at 60 degrees to the maneuvering aisle providing access to the space
 - .3 3.5 m - where the parking spaces are located at 45 degrees to the maneuvering aisle providing access to the space.

Surfacing of Parking Spaces

- 22.17 Parking spaces provided in the R3, C1, C2, C3 and M1 zones shall be hard surfaced with asphalt, concrete, brick or similar pavement so as to provide a surface that is durable and dust-free and shall be graded and drained as to properly dispose of all surface water.

Siting

- 22.18 No off-street parking space shall be located within 2 m of the front parcel line.

Handicapped Parking

- 22.19 Parking for handicapped persons shall be provided in accordance with the Building Code.

Residential Driveways

22.20 For any dwelling that uses a garage as part of meeting parking requirements must have a 6 m driveway between the front parcel line and the garage.

Ministry of Transportation and Transit Standards

22.21 The Ministry of Transportation and Transit may require parking in addition to the requirements of this bylaw, especially where lots are adjacent to a Provincial Highway.

Table 22.1 – Required Off-Street Parking Spaces

COLUMN 1 Use	COLUMN 2 Required Parking Stalls
Single-detached dwelling Duplex dwelling	2 per dwelling unit + 1 for every suite
Triplex/Fourplex/Row Housing	1 per dwelling unit + 1 per 3 units for visitor parking
Accessory dwelling unit	1 per dwelling unit
Apartment	1 per bachelor and 1 bedroom units, 1.5 per unit with 2 bedrooms or more + 1 per 4 units for 'visitor parking'
Supportive housing	1 per dwelling unit + 1 per 5 units for employee parking
Ambulance Station	1 and 1 per bay
Appliance Service/Repair Shop Bakery Building Supply Store Car, Truck, Boat, and Manufactured Housing Sales and Rentals Dry Cleaning Shop Gallery Hardware Store	1 per 40 m ² of gross floor area
Government Office	1 per 25 m ² of gross floor area
Equipment Sales and Rental Store (including heavy equipment)	1 per 70 m ² of gross floor area and 1 per 400 m ² display area and 2 per parts department
Fire Station	3 per bay
Automobile Service/Equipment Service Shop	1.5 per bay
Barber Shop/Beauty Parlour	1 per 20 m ² of gross floor area or 2 per employee
Bottle Depot	1 per 20 m ² of gross floor area
Hotel, motel Boarding or lodging house Bed and Breakfast	1 per guest sleeping room and 1 parking space for the owner, operator or caretaker

COLUMN 1 Use	COLUMN 2 Required Parking Stalls
Commercial Daycare Facility or Preschool	1 per 40 m ² of gross floor area
Community Care Facility, Non-Residential	1 per 40 m ² of gross floor area
Community Care Facility, Residential	1 per 4 beds and 1 per 2 employees
Campgrounds	1 per camp site
Dental Clinic	1 per 20 m ² of gross floor area or 4 per dentist
Health services	1 per 15 m ² of floor space
Retail store, office Convenience store	1 per 35 m ² of floor space
Office	1 per 75 m ² of floor space
Restaurant, nightclub, cocktail lounge, cabaret, beer parlour	1 per 5 seats
Manufacturing and industrial building and use	1 per 20 m ² of floor space or 1 per 100 m ² of land area, whichever results in more parking stalls
Kindergarten, elementary and junior high school	2 per classroom
Senior high school	5 per classroom
Place of Worship	1 per 10 seats
Hospital	1 per 15 m ² of floor space
Taxi office	1 per each vehicle customarily operating from the office
Golf Course	4 per hole
Arena, auditorium, lodge and fraternal building, community hall, public library, funeral parlour, theatre	1 per 5 seats or 1 per 10 m ² of the floor area used for dancing or assembly, whichever is greater
Bowling Alley Billiard and pool hall	3 for each alley 2 for each table
Warehouse, storage building, wholesale establishment or other similar use	1 per 75 m ²

Table 22.2 Required Off-Street Loading Spaces

COLUMN I Use	COLUMN II Loading Requirements
Commercial and Industrial Uses with a Floor Area of:	
<ul style="list-style-type: none"> • less than 500 m² 	1 space
<ul style="list-style-type: none"> • 500 m² to 2,000 m² 	2 space
<ul style="list-style-type: none"> • more than 2,000 m² 	3 space
Public and Institutional Uses with a Floor Area of:	
<ul style="list-style-type: none"> • 3,000 m² or less 	1 space
<ul style="list-style-type: none"> • more than 3,000 m² 	2 spaces

SCHEDULE B FLOODPLAIN PROVISIONS

Pursuant to Section 910 of the *Local Government Act*, areas of the District of Logan Lake designated as floodplain are as follows:

Those portions of the land within the floodplain setback specified in Section 2 of this Schedule, and those portions of land lower than the Flood Construction Level specified in Section 3 of this Schedule.

1. Definitions

For the purpose of this schedule the following definitions shall apply:

Alluvial Fan means the alluvial deposit of a stream where it issues from a steep mountain valley or gorge upon a plain or at the junction of a tributary stream with the main stream.

Designated Flood means a flood, which may occur in any given year, of such magnitude as to equal a flood having a 200 year recurrence interval, based on a frequency analysis of unregulated historic flood records or by regional analysis where there is inadequate stream flow data available. Where the flow of a large watercourse is controlled by a major dam, the designated flood shall be set on a site-specific basis.

Designated Flood Level means the observed or calculated elevation for the Designated Flood and is used in the calculation of the Flood Construction Level.

Flood Construction Level means the Designated Flood Level plus the allowance for freeboard and is used to establish the elevation of the underside of a wooden floor system or top of a concrete slab for habitable buildings. In the case of a mobile home, the ground level or top of concrete or asphalt pad, on which it is located shall be no lower than the above-described elevation. It also establishes the minimum crest level of a Standard Dyke. Where the Designated Flood Level cannot be determined or where there are overriding factors, an assessed height above the natural boundary of the water body or above the natural ground elevation may be used.

Flood Proofing means the alteration of land or structures either physically or in use to reduce or eliminate flood damage and includes the use of elevation and/or building setbacks from water bodies to maintain a floodway and to allow for potential erosion.

[Note: The purpose of these conditions is to reduce the risk of injury, loss of life, and property damage due to flooding and erosion. However, the District of Logan Lake does not represent to the owner or any other person that any building constructed or mobile home or unit located in accordance with the following conditions will not be damaged by flooding or erosion.]

Freeboard means a vertical distance added to the Designated Flood Level and is used to establish the Flood Construction Level.

Habitable Area means any room or space within a building or structure which is or can be used for human occupancy, commercial sales, or storage of goods, possessions or equipment (including furnaces) which would be subject to damage if flooded.

Heavy Industry includes such uses as manufacturing or processing of wood and paper products, metal,

heavy electrical, non-metallic mineral products, petroleum and coal products, industrial chemicals and by-products, and allied products.

Light or Service Industry includes such uses as assembly, fabricating, light manufacturing, warehousing, wholesaling and food processing.

Manufactured Home means a structure manufactured as a unit, intended to be occupied in a place other than at its manufacturer, and designed as a dwelling unit, and specifically excludes recreation vehicles.

Natural Boundary means the visible high water mark of any lake, river, stream or other body of water where the presence and action of the water are so common and usual and so long continued in all ordinary years as to mark upon the soil of the bed of the lake, river, stream or other body of water a character distinct from that of the banks thereof, in respect to vegetation, as well as in respect to the nature of the soil itself (*Land Act*, Section 1). In addition, the natural boundary includes the best estimate of the edge of dormant or old side channels and marsh areas.

Pad means a paved surface on which blocks, posts, runners or strip footings are placed for the purpose of supporting a mobile home or unit.

Setback means a withdrawal of a building or landfill from the natural boundary or other reference line to maintain a floodway and to allow for potential land erosion.

Standard Dykes means those built to a minimum crest elevation equal to the Flood Construction Level and meeting standards of design and construction approved by the *Ministry of Environment and Parks* and maintained by an ongoing authority such as a local government body.

Watercourse means any natural or man made depression with well defined banks and a bed 0.6 m or more below the surrounding land serving to give direction to a current of water at least six (6) months of the year or having a drainage area of 2 km² or more upstream of the point of consideration.

2. Setback Requirements

Pursuant to Section 910 (4) of the *Local Government Act*, no landfill or structural support required to support a floor system or pad, shall be constructed, reconstructed, moved, extended or located:

- a) within 7.5 m of the natural boundary of a lake, pond or any structure for flood protection or seepage control or of any dyke right-of-way;
- b) within 30 m of the natural boundary of the Thompson River; and
- c) within 15 m of the natural boundary of any other watercourse.

3. Elevation Requirements

Pursuant to Section 910 (4) of the *Local Government Act*, no building, manufactured home or unit, modular home or structure or any part thereof shall be constructed, reconstructed, moved, extended or located with the underside of a wooden floor system or top of a concrete slab of any area used for habitation, business, or storage of goods damageable by floodwaters, or in the case of a manufactured home or unit the ground level or top of the concrete or asphalt pad on which it is located:

- lower than 6 m above the natural boundary of the Thompson River;
 - nor lower than 1.5 m above the natural boundary of a lake, swamp, or pond;
 - nor lower than 1.5 m above the natural boundary of any other watercourse.
- a) The required elevation may be achieved by structural elevation of the said habitable, business, or storage area or by adequately compacted landfill on which any building is to be constructed or mobile home or unit located, or by a combination of both structural elevation and landfill. No area below the required elevation shall be used for the installation of furnaces or other fixed equipment susceptible to damage by floodwater.
 - b) Where landfill is used to achieve the required elevation stated in Clause 3 a) above, no portion of the landfill slope shall be closer than the distances in Clause 2 from the natural boundary, or the inboard toe of any structure for flood protection or seepage control, or the inboard side any dyke right-of-way, and the face of the landfill slope shall be adequately protected against erosion from flood flows, wave action, ice or other debris.
 - c) Foundations of construction in alluvial fan areas shall be designed by a Professional Engineer to ensure that structures are anchored to minimize the impact of flood, sediment and erosion damage; footings are extended below scour depth, or fill materials are armoured where elevation is achieved by fill, to protect against scour, erosion and flood flows.

4. Other Requirements

Clause 3 shall not apply to:

- a) a renovation of an existing building or structure that does not involve an addition thereto; or an addition to a building or structure that would increase the size of the building or structure by less than 25 percent of the floor area existing at the date of adoption of this Bylaw;
- b) that portion of a building or structure to be used as a carport or garage;
- c) farm buildings other than dwelling units and closed sided livestock housing. Farm dwelling units on parcel sizes 2.1 ha or greater and within the Agricultural Land Reserve are exempted from the requirements of Clause 3 a) but if in a floodable area shall be elevated one (1) m above the natural ground elevation. Close-sided livestock housing behind Standard Dykes as approved by the Inspector of Dikes is exempted from the requirement to floodproof but if not behind Standard Dykes shall be elevated one (1) m above the natural ground elevation;
- d) light or heavy industrial development which is required to floodproof to the Designated Flood Level;
- e) heavy industry behind Standard Dykes;
- f) on-loading and off-loading facilities associated with water-oriented industry and portable sawmills. Main electrical switch gear shall be placed above the Flood Construction Level.

SCHEDULE C - ZONING MAP (TOWNSITE)

SCHEDULE D - ZONING MAP (DISTRICT-WIDE)

